



10 Foxglove Drive, Swinford, Lutterworth, Leicestershire, LE17 6EN

HOWKINS &  
HARRISON

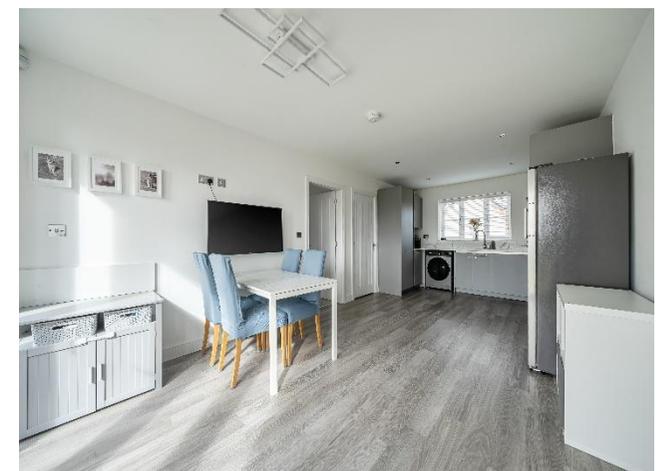
10 Foxglove Drive, Swinford,  
Lutterworth, Leicestershire, LE17 6EN

Guide Price: £355,000

This Immaculately presented three bedroom semi-detached home is perfectly positioned in a quiet cul-de-sac location, on the edge of the sought after village of Swinford, with stunning field views. The property showcases an impressive open plan kitchen/dining room, which serves as the heart of the home, and boasts a generous rear garden with wonderful countryside views and patio areas perfect for outdoor dining and entertaining. This highly energy-efficient home, built just a few years ago by the renowned Williams Homes, is finished to a high specification, includes numerous upgrades and still enjoys the added security of the majority of its NHBC warranty remaining.

### Features

- Open countryside views and access to beautiful walks
- Three bedrooms. Principal bedroom with en-suite
- Impressive open plan kitchen/diner
- Quality fixtures & fittings and various upgrades
- Chrome finished sockets with USB Chargers
- Villeroy and Boch sanitaryware and Porcelanosa tiling
- Boch appliances
- Fob controlled alarm system
- South facing rear garden
- Driveway parking with two car chargers compatible with smart charging
- Mitsubishi Ecodan R32 air source heat pump
- Excellent road links to the M1, M6 and A14
- Energy rating B
- NO CHAIN



## Location

The desirable village of Swinford is ideally placed for access to major roads, benefitting also from a Church, the Chequers pub, and a primary school. Secondary schooling is available at Lutterworth, Houlton & Guilsborough, with independent and grammar options available in Rugby. It is situated about 5 miles away from Lutterworth and 7 miles from Rugby, both offering a good range of everyday services and amenities. Market Harborough is approximately 15 miles to the east. London can be reached via a direct train service from Rugby or Market Harborough in around 1 hour and Birmingham International Airport is also easily accessible via the M6 (J1) 6 miles. The M1 (J21) and A14 (J1) are both within 4 miles.



## Ground Floor

The impressive open plan kitchen/dining room has a high specification German kitchen with grey, matt finished handle less units of a contemporary style which incorporates numerous cupboards and drawers, complemented by attractive marble effect quartz worktops including downlights and undercounter lighting, complemented by Karndean wood effect flooring. There is a range of integrated Bosch appliances including a high level oven with separate microwave/grill/oven, dishwasher and fridge/freezer. There is a built-in storage cupboard and space with plumbing for a washing machine, along with space for a tumble dryer. Dual aspect windows along with French doors opening on to the south facing rear garden, allow for an abundance of natural light and provides wonderful views over the countryside beyond. The living room is light and spacious, also boasting views over the countryside, with three TV points and chrome sockets with USB chargers. The ground floor continues to offer a welcoming entrance hall and guest cloakroom, with a continuation of the Karndean flooring and a fob controlled alarm system.



## First Floor

To the first floor, the property continues to be immaculately presented and finished with high quality fixtures and fittings, with three well proportioned bedrooms and a family bathroom. The principal bedroom has stunning views and is a generously sized with chrome sockets and tv points, further benefiting from its own en-suite shower room. Bedroom two enjoys a double mirrored sliding door wardrobe with rail and shelving. Bedroom three has a storage cupboard and a fitted hanging rail with a storage unit. The landing has an airing cupboard also benefits from a useful fitted hanging rail, ideal for drying clothes. The en-suite comprises of a shower enclosure and the family bathroom is fitted with a bath with shower over, both enjoy half-height Porcelanosa tiling, Villeroy & Boch sanitaryware, Hansgrohe shower fittings and heated towel radiators. The first floor also provides access to the loft space which has been boarded, providing additional space for storage, with light and power connected.

## Outside

Outside boasts a generous south facing rear garden with a high degree of privacy, the garden is laid to lawn with patio areas ideal for relaxing and entertaining. A low level fence to the rear allows you to take full advantage of the views beyond. Further benefiting from electrical sockets, outside tap, and wall lights. The front of the property has a hedge boundary and an extra wide block paved driveway providing off-road parking for two vehicles, with two car chargers compatible with smart charging tariffs to save money.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Harborough District Council Tel:01858-828282.  
Council Tax Band – C.

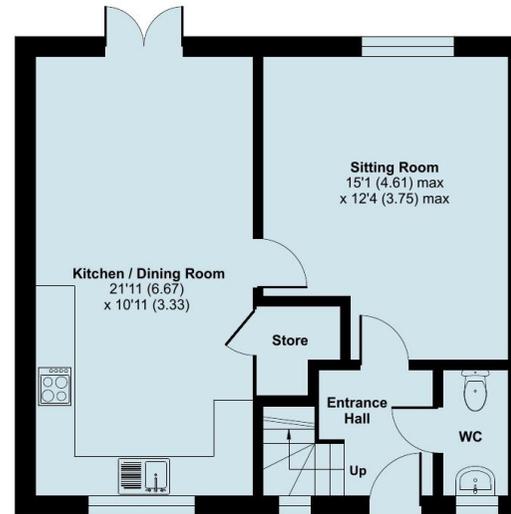
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



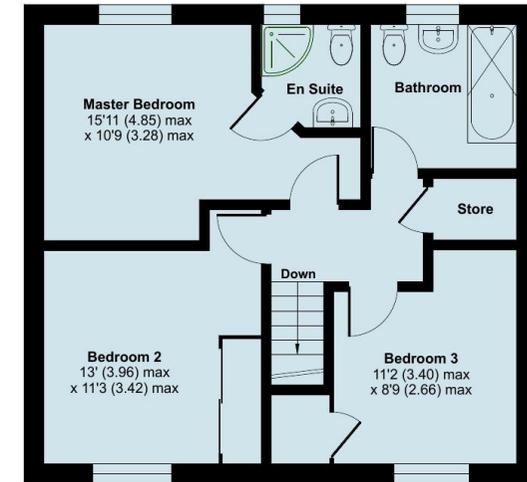
## Foxglove Drive, Swinford, Lutterworth, LE17

Approximate Area = 1038 sq ft / 96.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1430119

## Howkins & Harrison

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