



Sinclair

20 Hough Hill, Swannington

£475,000

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Swannington, Coalville

This unique FOUR BEDROOM DETACHED FAMILY HOME occupying a sought after location within the popular commuter village of Swannington comes to the market benefiting from far-reaching views to front and rear elevations and features an open plan setting. In brief, the home enjoys an entrance porch with an entrance hall giving way to a double bow fronted lounge, dining room, a fitted kitchen, side lobby, integral garage and ground floor w.c. Stairs rising to the first floor open landing offering a sitting room style space, which in turn facilitates access to four good size bedrooms, including the en-suite bathroom and family shower room. Externally, the property hosts a landscaped rear garden with field views, lawned front garden and driveway providing off road parking leading to the garage. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached Home
- Four Bedrooms
- Open-Plan Home
- En-suite Bathroom
- Views To Front & Rear
- Garage



GROUND FLOOR

Entrance Porch

Entered through a uPVC multi pane front door flanked with uPVC multi pane double glazed windows to either side and comprising an exposed stone wall, inset downlights, ceramic tiled flooring and a solid oak door accessing the entrance hall.

Entrance Hall

Accessible from the entrance porch and opening into the lounge, the entrance hall benefits from wall lighting and gives way to the kitchen respectively.

Lounge

14' 9" x 21' 7" (4.50m x 6.58m)

Benefiting from two uPVC double glazed bow windows to front, a feature archway from the entrance hall with wall lighting and a log burner effect gas fireplace with an oak beam and inset lighting.

Dining Room

11' 5" x 12' 0" (3.48m x 3.66m)

Accessible from the lounge, the dining room features uPVC framed French doors accessing the private rear garden with adjacent uPVC double glazed window to side and having wall lighting, coving and open timber stairs accessing the first floor.

Kitchen

11' 4" x 15' 2" (3.45m x 4.62m)

Inclusive of an attractive range of wall and base units with butchers block work surfaces, a Belfast sink with swan neck mixer tap and integrated dishwasher, fridge and separate freezer and having a further double electric oven and grill with four ring gas hob with extractor hood over, tiling to splash prone areas, ceramic tiled flooring, inset downlights, under cabinet lighting and having coving.



Side Lobby

Having a ceramic tiled flooring and an opaque uPVC door accessing the rear garden and providing access to both the garage and guest cloakroom respectively.

Guest Cloakroom

Comprising low level w.c, pedestal wash hand basin, part tiled walls, ceramic tiled flooring, coving, inset downlights and an opaque uPVC double glazed window to rear.

FIRST FLOOR

Galleried Landing / Sitting Room

11' 6" x 13' 4" (3.51m x 4.06m)

Stairs rising to the first floor galleried landing provides a wonderfully bright and airy sitting space which benefits from eaves storage, two uPVC double glazed windows to front, timber effect laminate flooring and acts as a room in its own right.

Bedroom One

10' 9" x 13' 4" (3.28m x 4.06m)

Having two double fitted wardrobes with a dresser, uPVC double glazed window to front and accessing the en-suite bathroom.

En-suite Bathroom

8' 9" x 5' 4" (2.67m x 1.63m)

This three piece suite comprises a wall mounted wash hand basin with mono bloc mixer tap, low level push button w.c, panelled bath, ceramic tiled flooring, part tiled walls, a chrome heated towel rail, inset downlights, LED smart mirror and opaque uPVC double glazed window to rear.

Inner Landing

Providing access to three further bedrooms and the family shower room and comprising wall lighting.



Bedroom Two

11' 6" x 8' 6" (3.51m x 2.59m)

Having a range of fitted wardrobes and uPVC double glazed window to rear enjoying field views.

Bedroom Three

11' 5" x 8' 2" (3.48m x 2.49m)

Having uPVC double glazed window to rear and coving.

Bedroom Four

8' 7" x 9' 4" (2.62m x 2.84m)

Having uPVC double glazed window to rear and coving.

Shower Room

8' 4" x 6' 2" (2.54m x 1.88m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, double shower enclosure with waterfall mixer tap, part tiled walls, ceramic tiled flooring, chrome heated towel rail, loft hatch, inset downlights and having an opaque uPVC double glazed window to rear and smart mirror.



REAR GARDEN

Enjoying a sunny aspect and benefiting from stone shingled areas with Indian flag patio and wall lighting with steps ascending to a well maintained lawn complemented by a range of shrubs and a potting shed all surrounded by timber close board fence panelling and a side gate for access. The garden also features a timber framed summer house with a range of decking and a stone shingled seating area with a paved sun trap benefiting from field views.

FRONT GARDEN

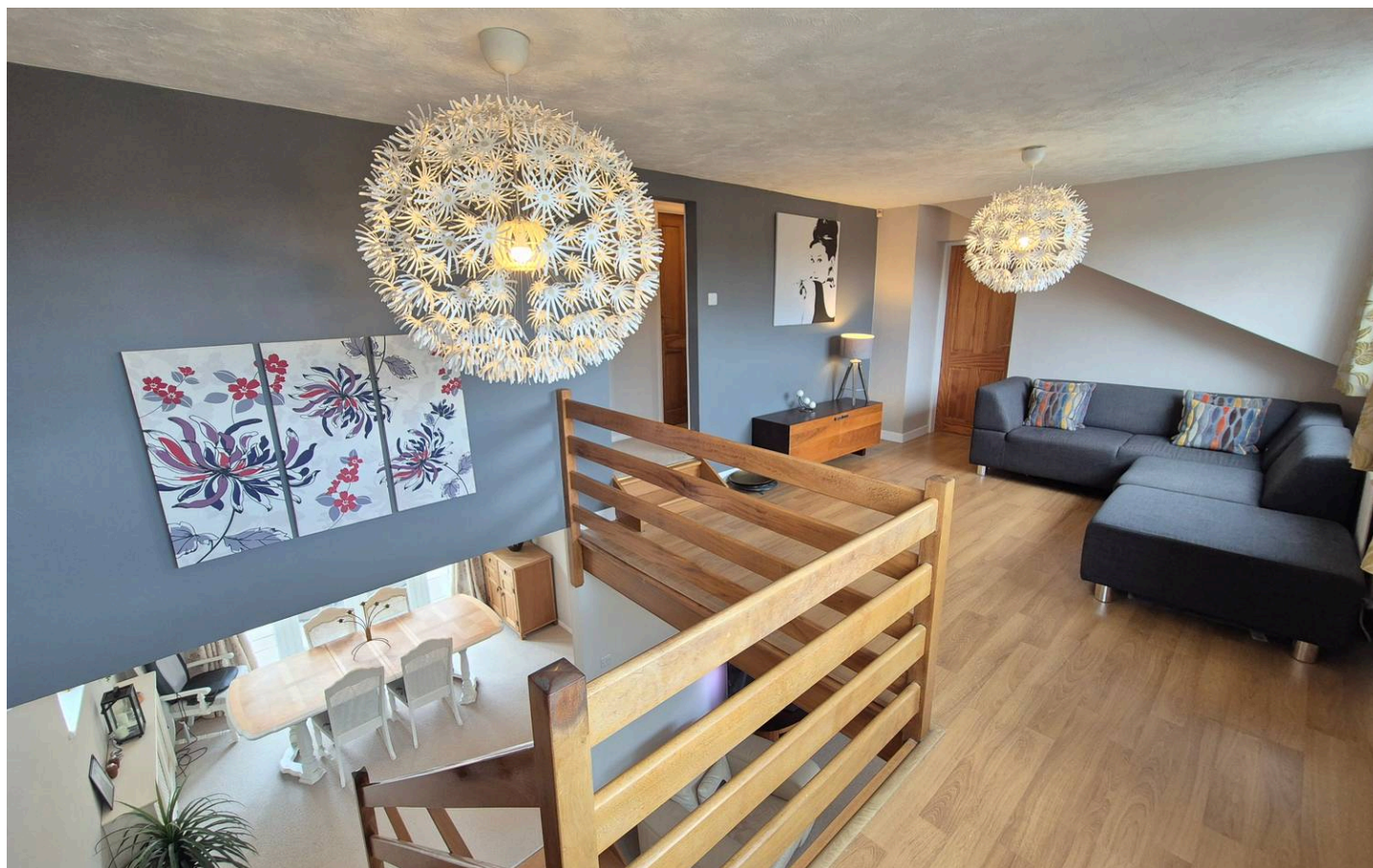
Having a well maintained lawn surrounded by bark chip and a range of shrubs with a cast iron Sheffield style lamp post and accessing the front door and garage respectively.

Driveway

Offering off road parking for multiple vehicles via a tarmacadam driveway.

Garage

18' 6" x 11' 1" (5.64m x 3.38m) Having an electric roller door to front with timber framed single glazed opaque window to side and having both light and power with a work surface, a sink and drainer unit with both space and plumbing for appliances and also having a gas fired central heating boiler and rear personnel door accessing the side lobby.

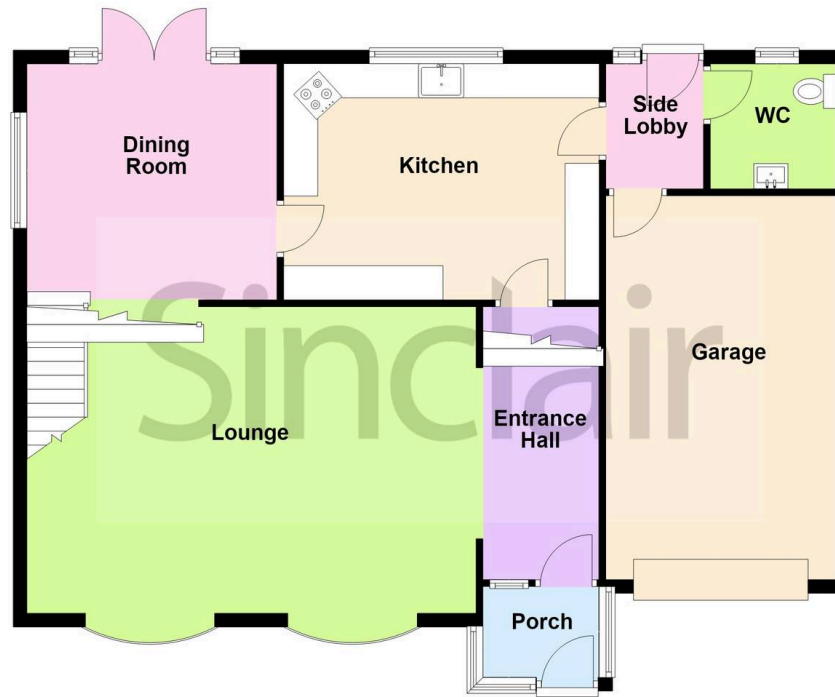




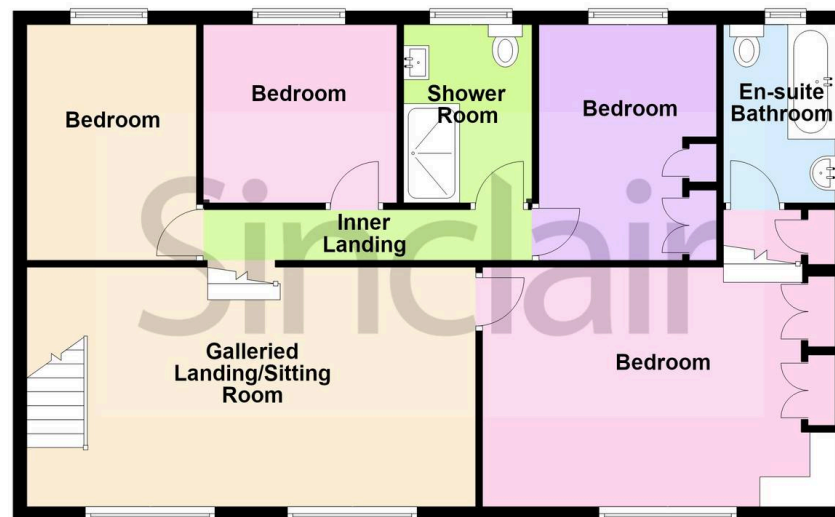




Ground Floor



First Floor





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