



Park Corner, Main Street, Swepstone, Leicestershire, LE67 2SF

HOWKINS &
HARRISON

Park Corner, Main Street,
Sweptstone,
Leicestershire, LE67 2SF

Guide Price: £425,000

An ideal starter home or investment Set within a generous plot with mature gardens and a countryside backdrop, Park Corner is a three-bedroom detached bungalow offering spacious accommodation and considerable potential. Extending to approximately 1,635 sq ft overall, including the garage, the property provides a versatile single-storey layout. A sizeable living room opens into a garden-facing conservatory, complemented by a kitchen/diner, utility room and a second conservatory adjoining the garage. Three bedrooms, a bathroom and separate WC complete the accommodation.

Outside, a gated driveway provides ample off-road parking and access to the attached garage, while the gardens extend around the bungalow, with lawned areas, established trees and planted borders offering an appealing setting and plenty of scope for keen gardeners. Currently vacant and requiring upgrading, representing an excellent opportunity to personalise a well-proportioned home, with its generous footprint and mature plot providing an attractive starting point.



Location

Park Corner is situated on Main Street in the rural Leicestershire village of Swebstone, within the National Forest. The village is home to St Peter's Church and a church hall, with primary schooling available in neighbouring Newton Burgoland. The nearby market towns of Ashby-de-la-Zouch and Market Bosworth provide a choice of shops, restaurants, public houses and leisure facilities, complementing the village's countryside setting. For those who enjoy the outdoors, the surrounding National Forest offers opportunities for woodland walks, while nearby Cattows Farm at Heather combines a farm shop and tea room with woodland to explore. The location also benefits from access to the A42 and the wider M42 and M1 motorway network, providing connections across the Midlands and towards East Midlands Airport.



Accommodation Details – Ground Floor

The front door opens into a central entrance hall with useful storage cupboards. Double doors lead into the generously proportioned living room, which opens through to a garden-facing conservatory with direct access outside. The kitchen/diner is also accessed from the hall and connects to a utility room, with internal access to the attached garage and a second conservatory. Three bedrooms are grouped on the opposite side of the bungalow, with built-in storage in the principal bedroom. The bathroom provides a bath, shower cubicle and washbasin, while a separate WC is accessed from the hall.

Outside

Outside, a gated driveway provides ample parking and leads to the garage. Established gardens extend around the bungalow, combining lawned areas with mature trees, shrubs and planted borders. Steps rise from the driveway beneath a planted archway, while the surrounding countryside provides an attractive backdrop. The generous plot offers plenty of scope to restore and develop the gardens alongside upgrading the accommodation.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

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. We are advised that the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is oil fired and broadband is available but not currently connected to the property.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band - B

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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Ground Floor
Approx. 151.9 sq. metres (1634.5 sq. feet)



Total area: approx. 151.9 sq. metres (1634.5 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.