

## I Whitethorns Close, Swinford, LE17 6BF



**£475,000**

Located in the tranquil cul-de-sac of Whitethorns Close in the charming village of Swinford, this impressive detached house offers a perfect blend of modern living and family comfort. With four spacious double bedrooms, this home is ideal for families seeking both space and style. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom. The heart of the home is the open-plan breakfast kitchen, which boasts a central island and elegant quartz surfaces. This delightful space is enhanced by two sets of bi-folding doors, one leading into a bright dining conservatory and the other opening directly into the beautifully maintained garden. The kitchen seamlessly connects to the lounge through a set of double doors, creating an inviting atmosphere for entertaining and family gatherings. The first floor features four generously sized double bedrooms, each equipped with fitted wardrobes for ample storage. The principal bedroom benefits from a modern en-suite bathroom, providing a private retreat. Bedroom four is currently utilised as a home office, complete with bespoke furniture, making it an ideal workspace. A contemporary family shower room serves the remaining bedrooms, ensuring convenience for all. The south westerly-facing garden is a true highlight, featuring a lush lawn, a composite decking area perfect for al fresco dining, and is surrounded by mature shrubs and trees that offer far-reaching rural views. Additionally, a charming timber summer house provides a lovely spot for relaxation or hobbies. To the front of the property, off-road parking is available alongside an integral garage, adding to the practicality of this wonderful family home. This property is not just a house; it is a place where cherished memories can be made.

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## Entrance Hall



Enter into the welcoming entrance hall via a wooden front door to where you will find the stairs that rise to the first floor. Travertine flooring throughout and a radiator.

## Cloakroom 5'11" x 2'5" (1.80m x 0.74m)



Fitted with a modern back to wall W/C, hand wash basin set onto a vanity cupboard and a grey heated towel rail. Travertine flooring throughout.

## Lounge 15'6" x 10'8" (4.72m x 3.25m)



The cosy lounge has a window to the front aspect, coving to the ceiling and a radiator. A set of double doors open into the breakfast room .

## Dining Kitchen 24'8" x 11'8" (7.52m x 3.56m)



Fitted with modern cabinets with quartz work surfaces, stainless steel undermounted sink with mixer taps, NEFF double ovens with three zone induction hob plus extractor canopy over and a NEFF integrated dish washer. The central island provides extra storage cupboards, a wine cooling fridge and breakfast bar seating for four. There is space for an American fridge freezer and ample space for a table. A window to the rear aspects and two sets of Bi-folding doors open into the conservatory/dining room. Travertine flooring throughout.

Conservatory/Dining Room 17'11" x 12'10" (5.46m x 3.91m)



A set of French doors open into the well maintained garden. This is the perfect room to entertain friends and family with gorgeous views over the garden. Travertine flooring throughout and an electric wall heater.

## Landing



There is a storage cupboard and a loft hatch. Communicating doors to all bedrooms and the shower room .

Principal Bedroom 13'8" x 11'8" (4.17m x 3.56m)



A double bedroom with a window to the front aspect and two sets of double wardrobes. Coving to the ceiling and a radiator. Door to the En-suite

Principal Bedroom (Photo Two)



En-Suite 6'1" x 5'5" (1.85m x 1.65m)



Fitted with a modern back to wall W/C, oval wash hand basin set into a drawer unit, stand alone bath with floor mounted taps. Ceramic wall tiles and vinyl tiled flooring. Chrome heated towel rail and an opaque window to the side aspect.

En-Suite (Photo Two)



Bedroom Two 9'10" x 9'7" (3.00m x 2.92m)



A double bedroom with fitted wardrobes and drawer units. A window to the rear overlooking the garden. Coving to the ceiling and a radiator.

Bedroom Two (Photo Two)



**Shower Room 7'2" x 9'6" (2.18m x 2.90m)**



Fitted with a modern back to wall W/C, oval wash hand basin set onto a drawer unit, large walk-in shower with a glass partition. Heated towel rail and an opaque window.

**Bedroom Three 9'5" x 8'9" (2.87m x 2.67m)**



A double bedroom with double built in wardrobes. A window to the rear overlooking the garden. Coving to the ceiling and a radiator.

**Bedroom Four 9'2" x (2.79m x )**



This room is currently being used as a work from home office. A double bedroom fitted with bespoke desk and drawer units, a display unit with cupboards and shelving. A window to the front aspect. Coving to the ceiling and a radiator.

**Bedroom Four (Photo Two)**





## Garden



The south westerly-facing garden is a true highlight, featuring a lush lawn, a composite decking area perfect for al fresco dining, and is surrounded by mature shrubs and trees that offer far-reaching rural views. Additionally, a charming timber summer house provides a lovely spot for relaxation or hobbies.

## Garden (Photo Two)



## Rural Views



## Rear Aspect



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## Summer House 13'6" x 9'6" (4.11m x 2.90m)



Lovingly called the 'Smidge' by the vendors, the timber summer house has a set of double doors that open into the garden. This room is currently being used as a relaxing space and a cinema room and has an electric wall radiator.

## Summer House (Photo Two)



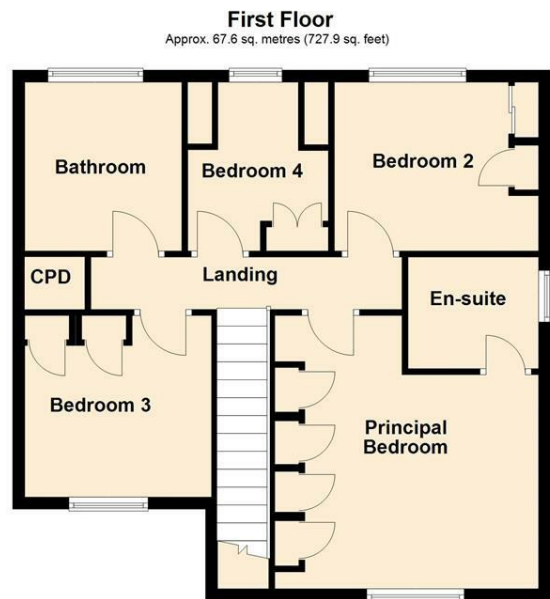
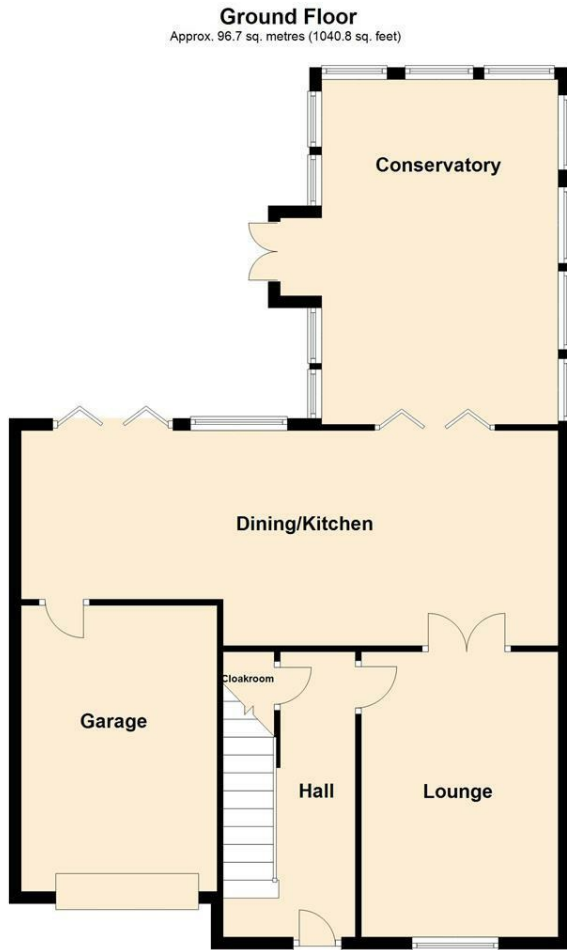
## Parking & Garage 9'0" x 17'9" (2.74m x 5.41m)

The single integrated garage has an up and over door to the front. Power and light is connected. Floor mounted oil boiler, plumbing for a washing machine and tumble dryer. A door gives access to the kitchen.

## Note For Prospective Buyers

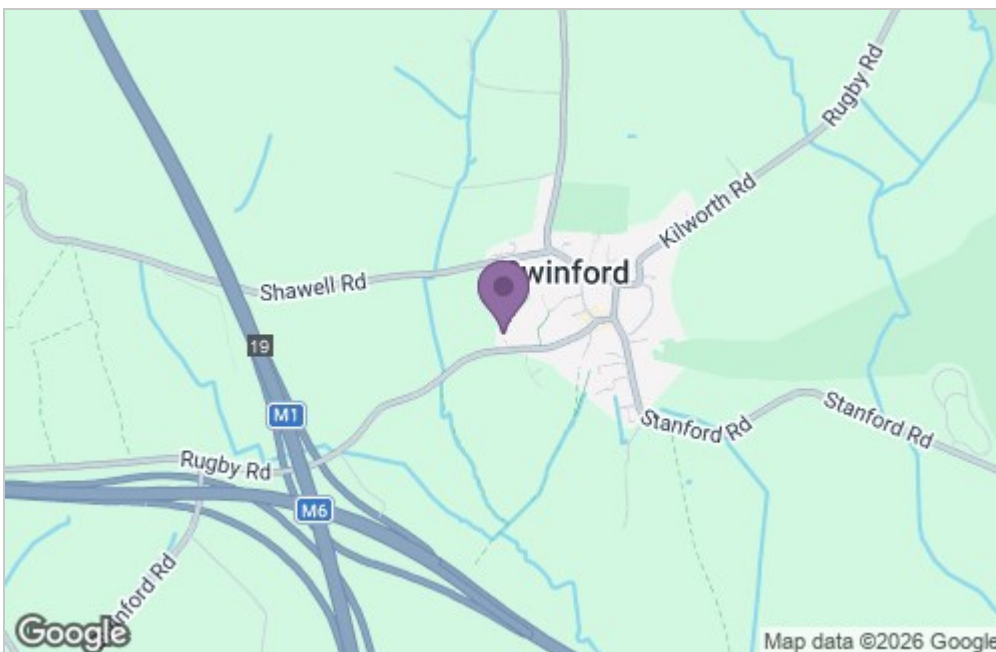
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

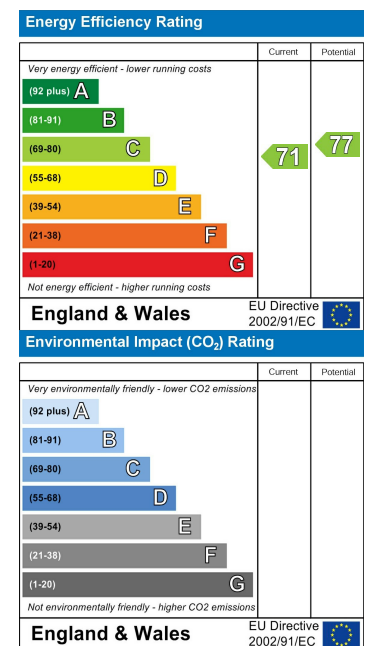


Total area: approx. 164.3 sq. metres (1768.7 sq. feet)

## Area Map



## Energy Efficiency Graph



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