



44 Hough Hill, Swannington, Leicestershire, LE67 8RE

£195,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Two Double Bedrooms
- Lounge & Dining Room
- Re Fitted Windows
- Council Tax Band\*: A
- Well Presented Terrace Home
- Contemporary Four Piece Bathroom
- Rear Garden & Outbuilding
- Price: £195,000

## Overview

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM MID-TERRACE HOME SITUATED IN THE POPULAR VILLAGE OF SWANNINGTON BENEFITING FROM NEIGHBOURING VIEWS WHEREBY AN EARLY INSPECTION COMES HIGHLY ADVISED IN ORDER TO APPRECIATE THE CONTEMPORARY ACCOMMODATION OVER TWO FLOORS. In brief the accommodation comprises; lounge, dining room, modern kitchen located on the ground floor whilst stairs rise to the first floor offering two double bedrooms and a stunning four piece family bathroom suite. Externally the property offers the ideal outside space with split level lawns and upper patio area with large outbuilding with light and power supply. Additional benefits include double glazing and gas central heating. EPC RATING D.

## Location\*\*

Swannington is a highly popular village situated in the National Forest bordered by the A511 Coalville to Ashby-de-la-Zouch road at the southern end of the village and the A412 Ashby-de-la-Zouch to Loughborough road on the northern side. The village has two public houses, a restaurant, church and the well regarded Swannington primary school. There are a number of countryside walks in the area as well as the Sence Valley Forest Park and the Charnwood Forest beauty spots. Swannington is ideally placed for the A/M42 and M1 motorways, the East Midlands and Birmingham International Airports as well as the cities of Leicester, Derby, Nottingham and Birmingham. Nearest Airport: East Midlands (8.2miles) Nearest Train Station: Loughborough (10.7miles) Nearest Town: Coalville (2.5miles) Nearest Motorway Access: M1 (J23) A/M42 (J13).

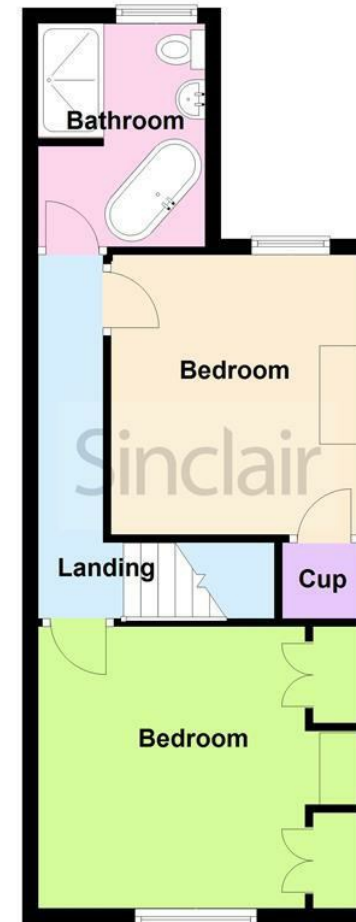


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

### Ground Floor



### First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Lounge

13'9" x 11'9" (4.19m x 3.58m)

Entered through a uPVC front access door and having uPVC double glazed window to front, radiator, ceiling coving, meter cupboard and a feature fireplace housing multi fuel burning stove.

#### Dining Room

11'8" x 13'1" (3.56m x 3.99m)

Having uPVC double glazed window to rear, radiator, laminate flooring, ceiling coving and feature fireplace with inset electric fire and stairs rising to the first floor with access to understairs storage.

#### Kitchen

13'8" x 7'0" (4.17m x 2.13m)

Having a range of modern wall and base units with integrated oven and grill, four ring gas hob, stainless steel one-and-a-half bowl sink and drainer with mixer tap along with double glazed side elevated window and uPVC access door, laminate flooring, tiled splashback, space and plumbing for appliances, radiator, inset down lights and wall mounted Worcester combination boiler.

### FIRST FLOOR

#### Landing

Having radiator, loft access, inset down lights and all rooms leading off.

#### Bedroom One

13'5" x 11'9" (4.09m x 3.58m)

Having uPVC double glazed window to front. radiator and two double built in wardrobes with hanging and overhead storage.

#### Bedroom Two

11'9" x 11'4" (3.58m x 3.45m)

With uPVC double glazed window to rear, radiator and over stairs storage.

#### Bathroom

Is fitted with a contemporary four piece white suite comprising freestanding roll top claw foot bath with separate walk-in double shower unit with mains overhead and hand held shower head, low level w.c, pedestal wash hand basin, uPVC double glazed opaque window to rear, wood effect vinyl flooring, metro tiled splash backs, chrome heated towel rail, inset down lights, shaver socket and extractor fan.

### OUTSIDE

#### Rear Garden

The split level rear garden combines steps up to laid to lawn area with sleeper beds and further up to additional lawned area with upper paved patio area along with OUTBUILDING with light and power supply having French double access doors with independent electrical consumer unit and measuring 12'7" x 7'3". There are also outside power points.

#### Front

The gravelled front garden has sleeper planted beds along with tiled frontage and front brick boundary wall.



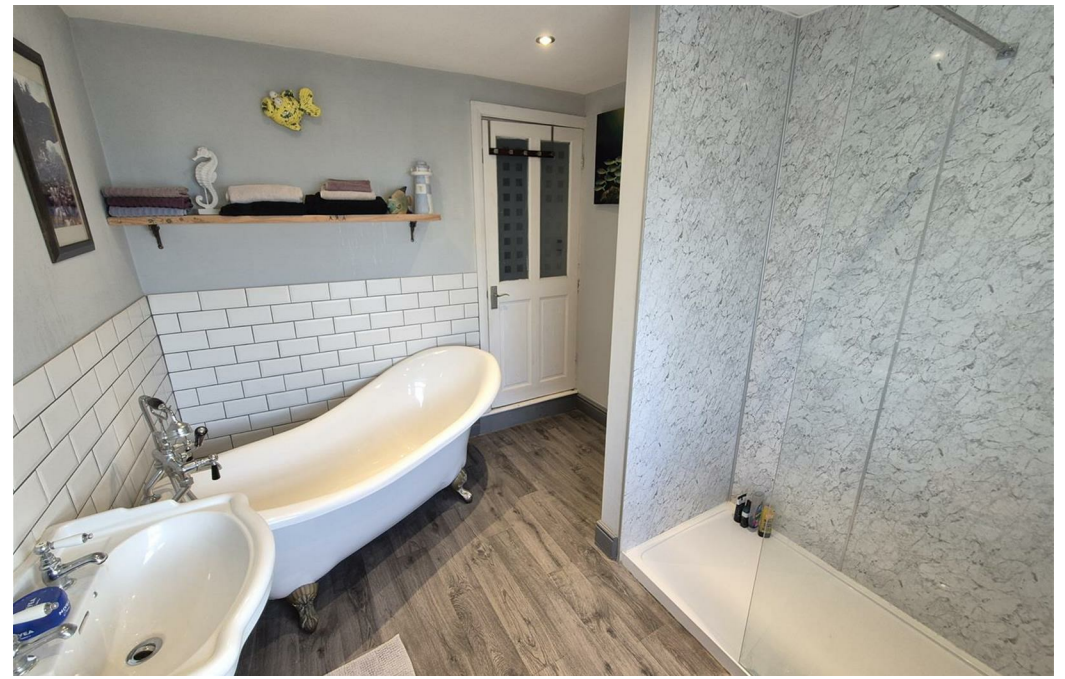
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

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## Referral Fee Disclosure

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## Thinking of Selling?

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