



114, Main Street, Swannington, Leicestershire, LE67 8QP

HOWKINS &  
HARRISON

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Swannington,  
Leicestershire, LE67 8QP

Guide Price: £170,000

A character three bedroom mid-terrace in central Swannington, vacant with no upward chain.

An ideal first-time buy or ready-to-let investment, offering over 1000 sqft of internal accommodation boasting two generous reception rooms, a fully fitted kitchen with door to side access, and a ground floor bathroom. Upstairs are three bedrooms and a separate WC.

Outside, a neat walled forecourt sits to the front, while the long rear garden provides plenty of space to landscape and personalise.

### Features

- Ideal first-time buy or investment
- Vacant possession, no upward chain
- Two reception rooms
- Three first floor bedrooms and separate WC
- Village setting close to amenities
- Excellent location for commuters



## Location

Swannington is a small historic village in North West Leicestershire, known for its links to early mining heritage and the former Leicester and Swannington Railway. Surrounded by attractive countryside and close to the National Forest, the village offers a quiet, rural lifestyle while remaining well connected to nearby towns. Local facilities include St George's Church, a village hall and the Church of England primary school, with a wider range of shops and services available in nearby Coalville. The area is well served for schooling, with secondary education available at Newbridge High School and Castle Rock School in Coalville, and further options in Ashby-de-la-Zouch and Ibstock.

### Distances:

Ashby-de-la-Zouch – 5 miles

Ibstock – 3 miles

Leicester – 14 miles

Derby – 16 miles

East Midlands Airport – 8 miles

Birmingham Airport – 34 miles



## Accommodation Details – Ground Floor

The front door opens directly into the sitting room, a well-proportioned space with a large front window and a fireplace recess. A door leads into the inner hall, where stairs rise to the first floor. Beyond is the dining room, which has glazed double doors opening to the side courtyard. A further door leads into the kitchen. The kitchen has a good range of fitted units and worktops with integrated oven and hob with further appliance space, a window to the side, and a side external door to the patio and garden. A door connects to the bathroom, fitted with a white suite.

## First Floor

On the first floor, the landing has a separate WC and three bedrooms. Bedroom one sits to the front, bedroom two is a central double, and bedroom three lies to the rear overlooking the garden.

## Outside

Outside, there is a small walled forecourt to the front. The rear garden is long and enclosed, mainly lawned with paved seating areas and mature boundaries, offering scope to create a lovely entertaining and tranquil space.

## Tenure & Possession

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

## Agents Note

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

## 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 are connected to the property. The central heating is gas fired and broadband is available but not connected.

## Local Authority

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

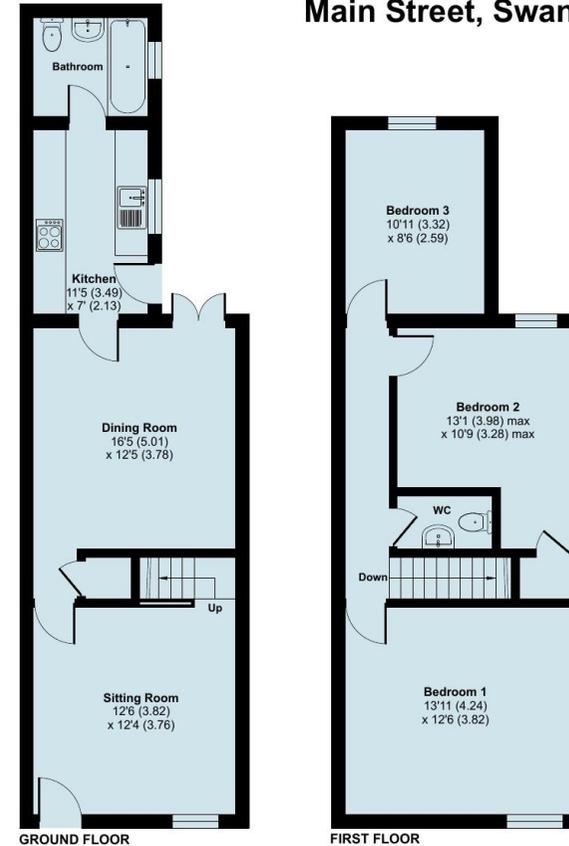
## Council Tax Band – Band A



## Main Street, Swannington, Coalville, LE67

Approximate Area = 1007 sq ft / 93.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1366072

## Howkins & Harrison

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