



Swan House, 22 Main Street - LE9 9NN
£750,000

 **NEWTON FALLOWELL**

Swan House

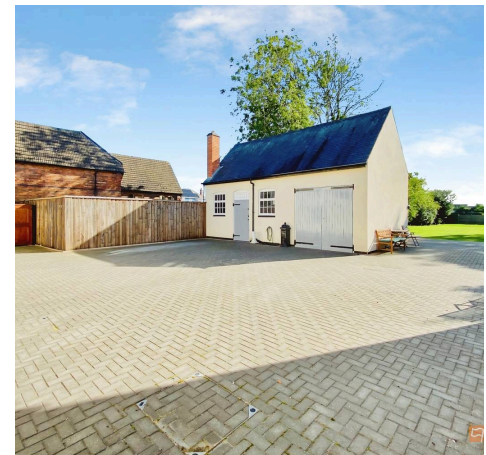
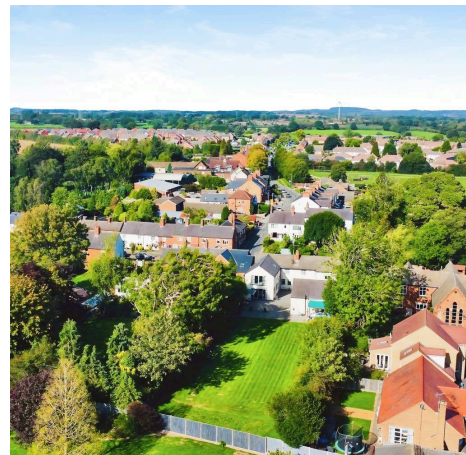
22 Main Street, Leicester

Tucked away in the heart of Newbold Verdon, this one-of-a-kind former pub has been transformed into an impressive six-bedroom family home, occupying a particularly desirable setting within the conservation area of the village. Dating back to the 19th century, this home now combines character and charm with modern comforts. The versatile accommodation includes a fabulous living kitchen, reception rooms, two contemporary bathrooms and an original cellar. Outside, electric double gates open to a courtyard and extensive rear garden, with a former stable and storage barn offering exciting further potential, subject to planning. An internal viewing is highly recommended to avoid disappointment.

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Six well proportioned double bedrooms
- Set within the desirable conservation area of Newbold Verdon
- South facing mainly laid to lawn garden
- Electric gates to a courtyard with former stable and storage barn
- Fabulous open plan living kitchen with built in appliances
- Two contemporary fitted bathrooms
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band F
- EPC Rating D
- Viewings strictly by appointment only!





Welcome to your new home

Step through the front door into a welcoming reception hall, complete with a wood-burning stove set within a striking exposed-brick chimney. Double doors open onto the courtyard and garden, while stairs lead to the bedrooms above or the original cellar below, offering excellent potential as a wine store, games room or cool storage space. The main lounge features triple-aspect windows, plenty of natural light and a beautiful brick fireplace. Also on this level are a downstairs WC, generous utility room and stylish dining room with warm wooden floors. A particular highlight is the superb living kitchen, with French doors to the rear garden, two side windows, Amtico flooring and recessed spotlights. It features Quartz worktops, twin sinks, twin electric ovens, induction hob and extractor, plus integrated dishwasher, two fridges, two freezers and microwave.

Ascend to the first floor

Upstairs, you'll find six well proportioned double bedrooms with neutral decor and two contemporary bathrooms. The principal suite is a standout, featuring a Juliet balcony and impressive high apex ceiling with an adjacent bathroom, finished to exacting standards, with a walk-in shower, freestanding bath, double basin vanity and Velux window. The second bathroom has also been recently completed to an excellent standard and features a bath, double walk-in shower, basin and WC.

Outside

Set in the heart of Newbold Verdon, the property is approached via electric double gates, opening onto a generous courtyard and leading through to a larger than normal mainly laid to lawn rear garden. A former stable and storage barn adds further versatility, offering exciting potential for a home office, gym, studio or even a self-contained annexe, subject to the necessary planning permissions.



Location

Newbold Verdon lies within West Leicestershire approximately 9 miles from the City of Leicester and 4 miles from Market Bosworth. The village offers an impressive range of amenities including two shops, post office, two churches and a chapel. Newbold Verdon has a thriving primary school, a cricket club and an all weather floodlit playing facility catering for football, tennis, basketball and hockey. The village is also well placed for access to J21a and 22 on the M1 motorway.

Tenure & Council Tax

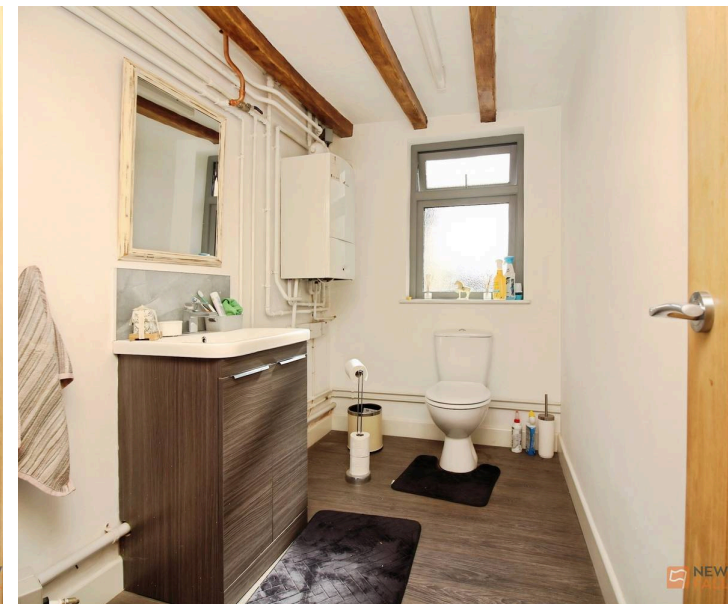
We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth Council - Tax Band F. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.





Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.



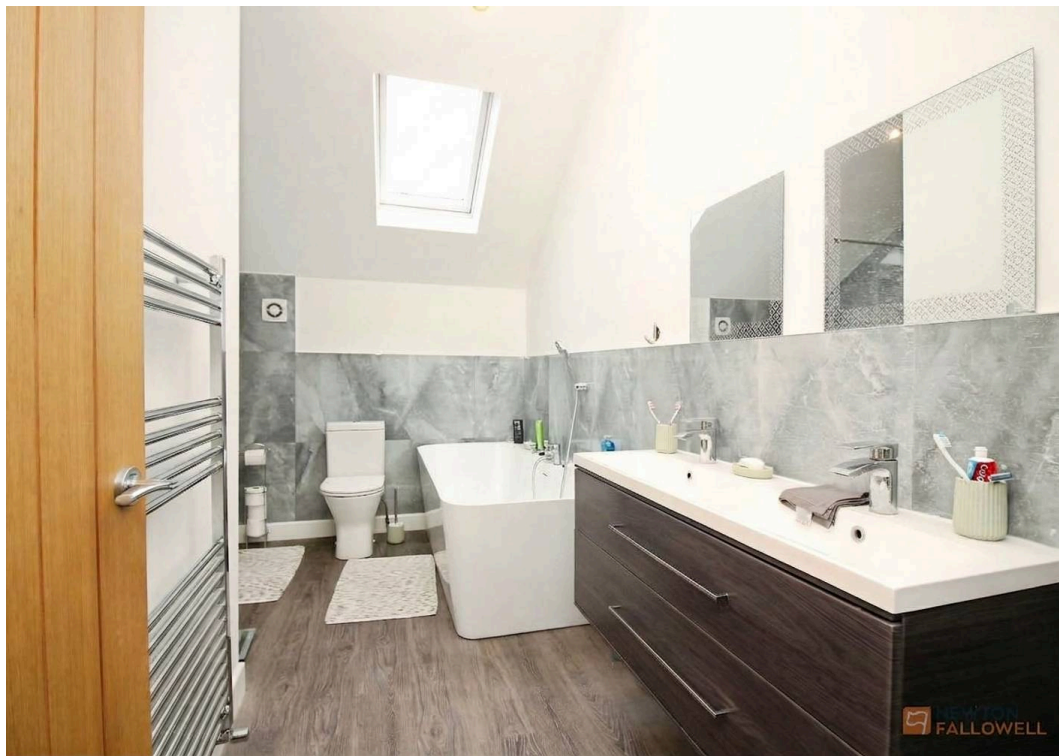
Referrals

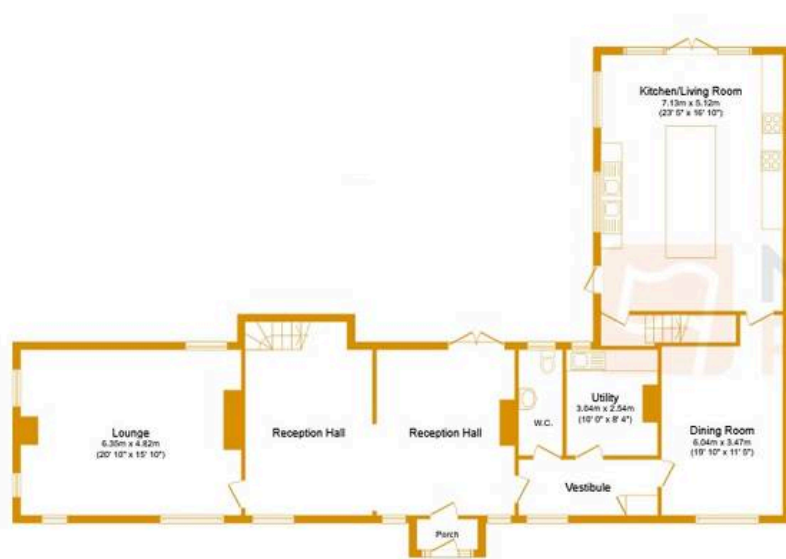
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

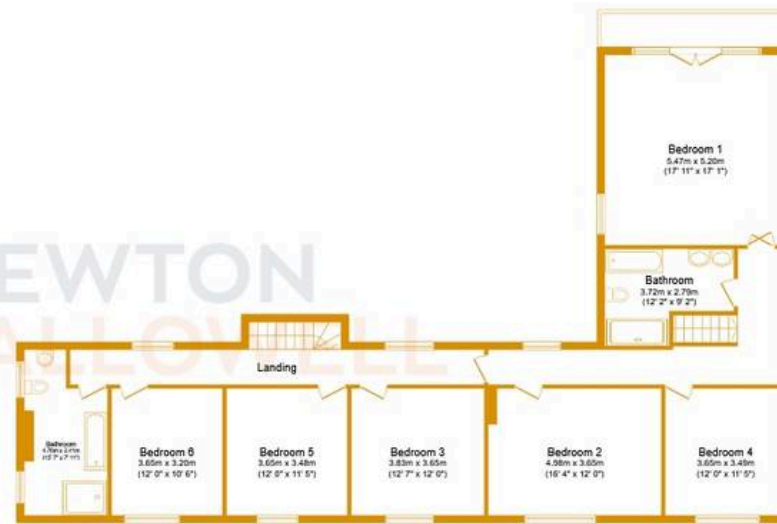
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Ground Floor



First Floor



Outbuilding

Total floor area: 340.2 sq.m. (3,662 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io









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