



Sinclair

92 Spring Lane, Swannington, Leicestershire, LE67 8QQ

Offers In Excess Of
£165,000

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Property at a glance

- Two Bedrooms
- Two Reception Rooms
- Field Views
- Council Tax Band*: A
- End Cottage
- First Floor Shower Room
- Off Road Parking
- Price: £165,000

Overview

This TWO BEDROOM END COTTAGE comes to the market enjoying FIELD VIEWS and OFF ROAD PARKING. In brief, this ideal first time buyer property enjoys a lounge which gives way to a cosy snug with access to the fitted kitchen, stairs rising to the first floor offers two bedrooms and shower room. Externally, the property enjoys a sunny aspect low maintenance courtyard rear garden and off road parking to the front of the property. Situated within the popular commuter village of Swannington early viewings are highly advised to avoid disappointment. EPC RATING D.

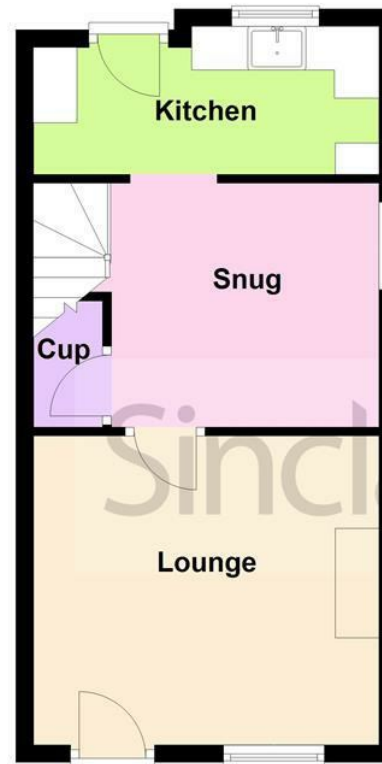
Location**

Swannington is a former mining village in Leicestershire. It was the site of the Leicester to Swannington Railway which partially opened in 1832 and reached Swannington in 1833. The parish church of Saint George was opened in 1825 and is built on a spot reputedly chosen by William Wordsworth, a regular guest of Sir George Beaumont of nearby Coleorton Hall. Hough Mill was built near a nature reserve established on the remains of Califat colliery (a 19th-century mine). It has been claimed as the birthplace of Robin Hood. The village includes two public houses, a restaurant and the well regarded Swannington primary school. 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

13'0" x 11'7" (3.96m x 3.53m)

Entered through a composite front door with inset opaque double glazed panel and having adjacent uPVC double glazed window to front, timber effect LTV flooring, coving and a brick inset fireplace acting as a focal point.

Snug

9'9" x 9'2" (2.97m x 2.79m)

Enjoying timber effect laminate flooring, stairs rising to the first floor with access to under stairs storage, timber wall panelling, uPVC double glazed window to side and granting access to the kitchen via an exposed brick passage.

Kitchen

13'1" x 4'9" (3.99m x 1.45m)

Inclusive of the attractive range of wall and base units, sink unit with swan neck mixer tap, recess for gas cooker with filtration hood over, wall mounted gas fired central heating boiler, vinyl flooring, tiled splashbacks, space and plumbing for appliances, uPVC double glazed window to rear and having composite door accessing the rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing give way to two bedrooms, the shower room and a loft hatch.

Bedroom One

13'0" x 11'4" (3.96m x 3.45m)

Having uPVC double glazed window to front and coving.

Bedroom Two

6'4" x 9'1" (1.93m x 2.77m)

Having uPVC double glazed window to rear.

Shower Room

3'2" x 6'0" (0.97m x 1.83m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, shower enclosure, part tiled walls, vinyl flooring, extractor fan and opaque uPVC double glazed window to rear.

OUTSIDE

Rear Garden

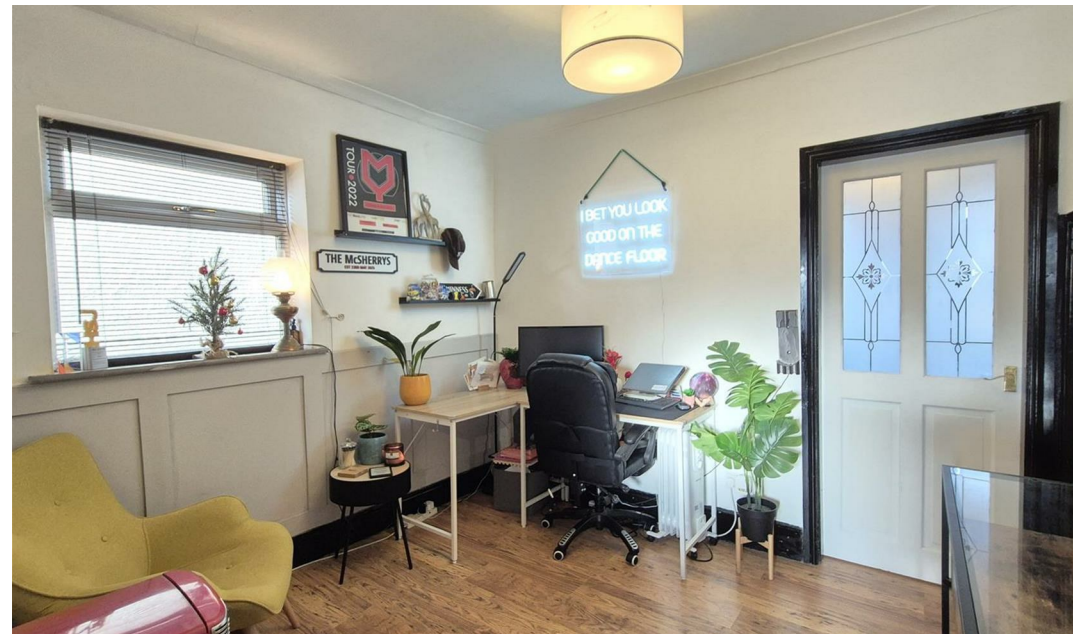
Entered via a side gate (neighbouring property has pedestrian access over the back), paved patio area with low maintenance area of stone shingling surrounded by brick walls.

Front

A stone shingled driveway offers off road parking.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

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Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Referral Fee Disclosure

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