

# Sinclair



36a Station Hill, Swannington

£545,000

# 36a Station Hill

## Swannington

This ONE OF A KIND FAMILY DETACHED HOME on a plot of approx 0.8 ACRES come to the market within the popular commuter village of swannington. Enjoying field views front and rear and boasts a fantastic opportunity of potential subject to the relevant planning permissions to make this a truly one of a kind property. With an expansive frontage and rear garden, the property enjoys brick built outbuildings, workshop and a garage. The host of internal accommodation is ripe for modernisation and comprises porch, entrance hall, lounge, dining room, kitchen, two bedrooms, w.c and wet room to the ground floor and two further bedrooms, bathroom and dressing room to the first floor. Early viewings come highly advised in order to avoid disappointment.

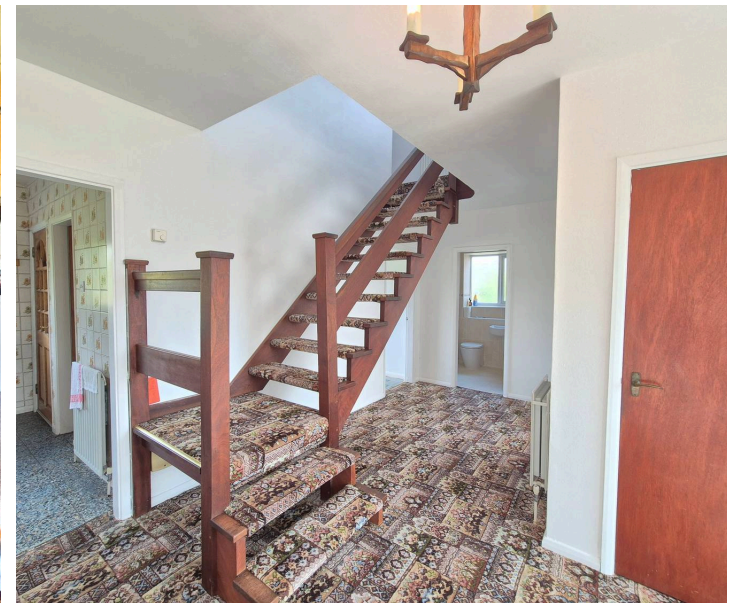
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Approx 0.8 Acre Plot
- Exciting & Unique Project
- Village Location
- Ample Parking, Garage & Workshop
- Four Bedrooms
- Wet room & Bathroom



## GROUND FLOOR

### Entrance Porch

Entered by a composite front door with inset opaque double glazed panel and having adjacent uPVC double glazed windows to front and side.

### Entrance Hall

Accessible from the entrance porch. The entrance hall comprises stairs rising to the first floor, a storage cabinet and coving.

### Bedroom

9' 9" x 11' 9" (2.97m x 3.58m)

Having ceiling rose, uPVC double glazed window to front and a range of fitted wardrobes surrounding a bed enclosure.

### Wet Room

5' 8" x 6' 7" (1.73m x 2.01m)

This three piece suite comprises a low level push button w.c, wall mounted wash hand basin with mixed tap, double walk in shower enclosure, non slip wet room flooring, chrome heated towel rail and having an opaque uPVC double glazed window to side.

### Study/Bedroom

8' 9" x 8' 4" (2.67m x 2.54m)

Having a uPVC double glazed window to rear.

### Kitchen

8' 7" x 12' 3" (2.62m x 3.73m)

Inclusive a range of wall and base units with rolled edge work surfaces, one and a half bowl sink and drainer unit, a double electric oven and grill four ring electric hob with filtration hood over, space and plumbing for appliances, a walk in pantry, tiled flooring, part tiled walls and having a uPVC double glazed window to rear.



### **Kitchen**

8' 7" x 12' 3" (2.62m x 3.73m)

Inclusive a range of wall and base units with rolled edge work surfaces, one and a half bowl sink and drainer unit, a double electric oven and grill four ring electric hob with filtration hood over, space and plumbing for appliances, a walk in pantry, tiled flooring, part tiled walls and having a uPVC double glazed window to rear.

### **Rear Lobby**

Accessible from the kitchen, the rear lobby grants access to the private rear garden and comprises tiled floor and opaque timber frame single glazed window looking into the pantry and uPVC double glazed door accessing the rear garden.

### **Lounge/Diner**

18' 4" x 21' 6" (5.59m x 6.55m)

Enjoying a dual aspect with uPVC double glazed windows to front and side, wall lighting, ceiling rose, coving and open fireplace with granite surround and quarry tiled hearth with aluminium framed patio doors accessing the private rear garden.

### **Wash House**

8' 9" x 5' 9" (2.67m x 1.75m)

Comprising a low level w.c, a work surface, a fitted butler sink, space and plumbing for appliances, wall mounted gas fired central heating boiler, tiling to splash prone areas, tiled flooring and having an opaque uPVC double glazed window to side.

### **FIRST FLOOR**

#### **Landing**

Stairs rising to the first floor landing gives way to the dressing room, two bedrooms and bathroom respectively and comprises an aluminium framed double glazed window to side.



### Bedroom

13' 6" x 9' 1" (4.11m x 2.77m)

Enjoying uPVC double glazed window to front, a range of fitted wardrobes with a dresser unit, a sink and drainer unit and having vaulted ceiling.

### Bedroom

9' 0" x 14' 7" (2.74m x 4.45m)

Having uPVC double glazed window to rear, an airing cupboard housing the hot water cylinder, vaulted ceiling and a range of fitted wardrobes.

### Bathroom

6' 3" x 6' 9" (1.91m x 2.06m)

This three piece suite comprises a low level w.c, wall mounted wash hand basin with mono bloc mixer tap, panelled bath with telephone style mixer shower tap, part tiled walls, shaver point, eaves storage, extractor fan and having a chrome heated towel rail.

### Dressing Room

10' 4" x 5' 6" (3.15m x 1.68m)

The dressing room offers a ubiquitous space to suit a host of needs.

### Rear Garden

Enjoying a sunny aspect, the private rear garden enjoys vehicular access from the front driveway and comprises a well established lawn with part planted borders, side gated access, a host of sheds and brick built outbuildings and enjoying field views, apple trees and a pleasant outlook whilst also hosting a workshop.

### Workshop

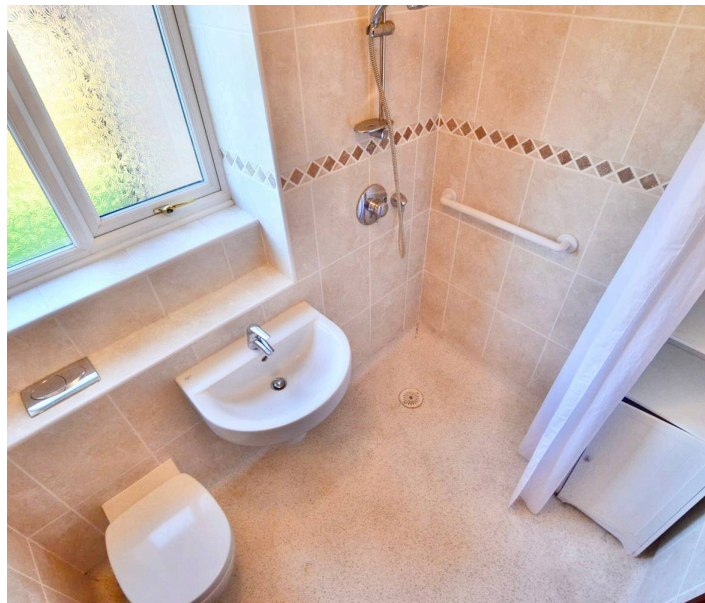
33' 0" x 21' 0" (10.06m x 6.40m)

Enjoying light, power, side personal door access with a range of windows surrounding.

### Front Garden

A well maintained lawn edged with flower beds and a range of shrubs with part timber feather board fencing surround and having a paved walkway accessing the front door and access to the rear garden respectively.

### DRIVEWAY





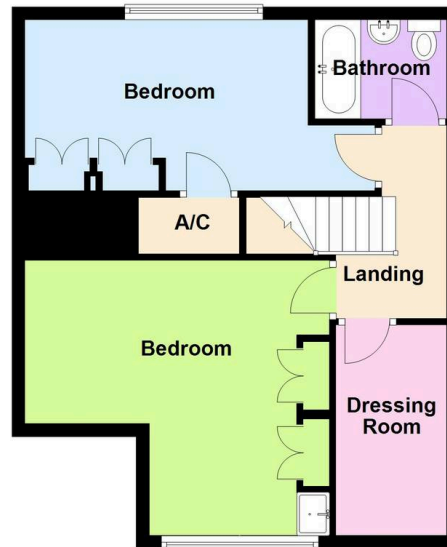


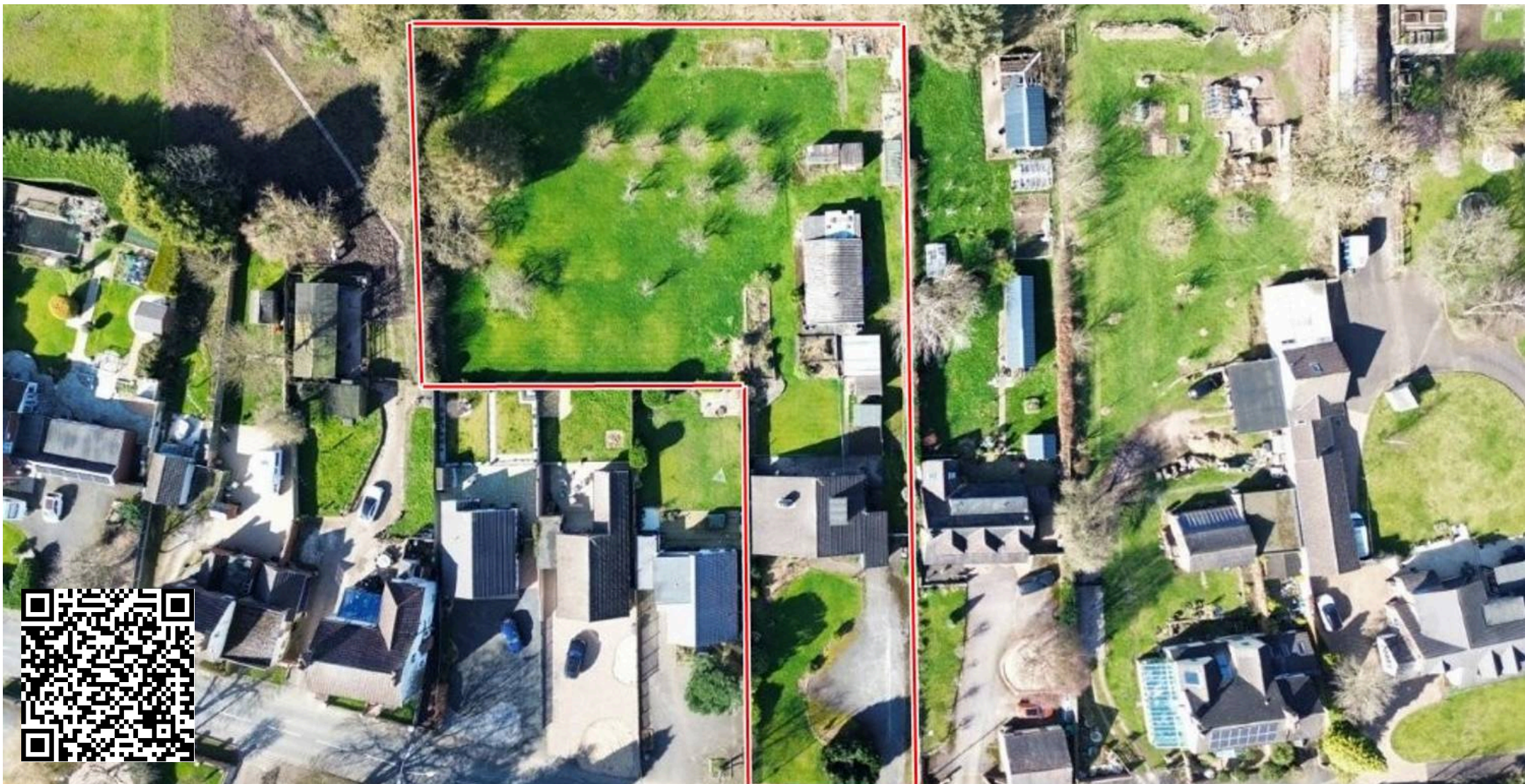


Ground Floor



First Floor





## Sinclair Estate Agents

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