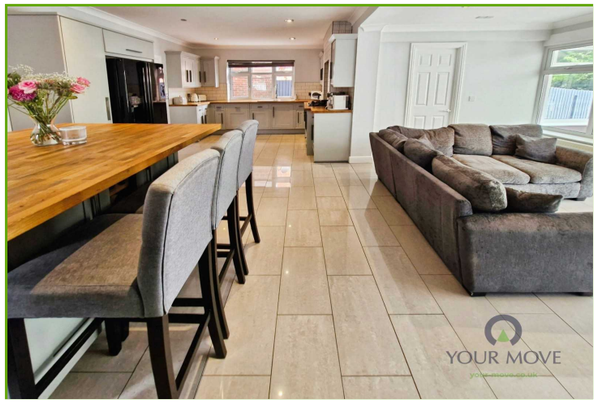


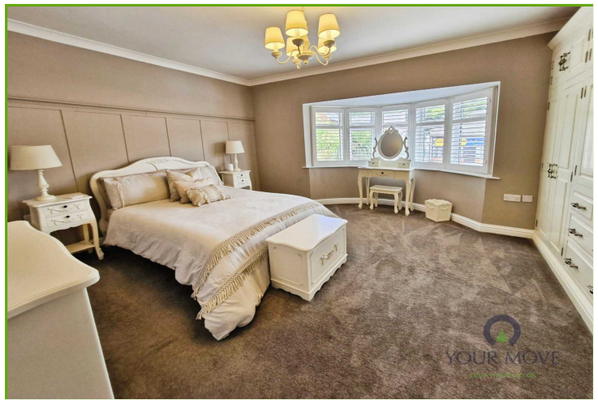


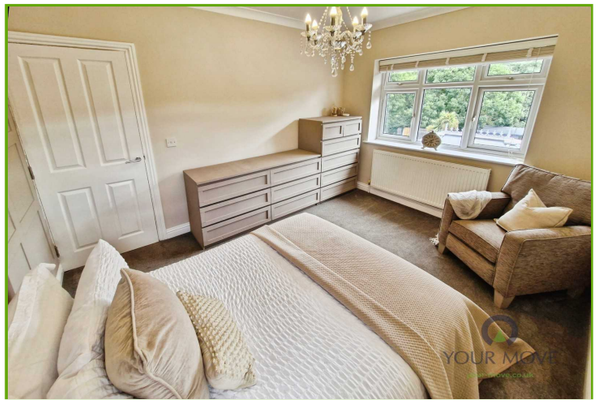












Main Street, Swannington,
Coalville, Leicestershire, LE67

Guide Price: £550,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Main Street, Swannington, Coalville, Leicestershire, LE67

Guide Price: £550,000 Tenure: Freehold

Council Tax Band: E
EPC Rating: C
Local Authority: North West Leicestershire

Other important information which you will need to know about this property can be found at your-move.co.uk

Guide Price £550,000-£575,000.
An exceptional five-bedroom detached family home, beautifully presented throughout and offering over three floors of bright, versatile living space, set within the highly sought-after village of Swannington and a private woodland backdrop

Ground Floor

Entrance Hall
Spacious entrance hall with a wide feature staircase.

W/C
5' x 3' (1.52m x 0.91m)
Convenient ground floor w/c with a sink.

Lounge
16' x 15' (4.88m x 4.57m)
Bay-fronted lounge with decorative panelling and open fireplace.

Kitchen/Diner
25'10" x 10'10" (7.87m x 3.3m)
Contemporary fitted kitchen with integrated appliances and a spacious dining area centred around a charming log burner.

Open-Plan Snug
14' x 8' (4.27m x 2.44m)
Bright and inviting snug with views and French doors opening onto the conservatory.

Conservatory
15' x 12'11" (4.57m x 3.94m)
Light-filled reception space overlooking the garden with French doors leading outside.

Utility Room
8' x 7'10" (2.44m x 2.4m)
Practical utility with additional storage and plumbing for two appliances.

Bedroom Five
18' x 9' (5.49m x 2.74m)
Versatile double bedroom ideal as a home office or guest room.

First Floor

Bedroom One
13' x 12' (3.96m x 3.66m)
Spacious bay-fronted double room with fitted wardrobes.

En-Suite
8' x 3'10" (2.44m x 1.17m)
Stylish modern suite with a rainfall shower.

Bedroom Three
13' x 8' (3.96m x 2.44m)
Spacious rear-facing double bedroom overlooking the treeline.

Bedroom Four
11'10" x 9 (3.6m x 9)
Generous and stylish rear facing double room.

Bathroom
7'10" x 7'10" (2.4m x 2.4m)
Freestanding bath, walk-in rainfall shower and modern vanity unit.

Second Floor

Landing with a handy airing cupboard housing the boiler and additional hanging space.

Bedroom Two
11' x 8' (3.35m x 2.44m)
Spacious loft double bedroom, ideal as a guest room or home office.

W/C
4'11" x 3' (1.5m x 0.91m)
Convenient w/c serving the second floor.

Outside

Front
Large tarmac driveway providing off-road parking.

Garden
Private garden backing onto woodland with composite decking, generous lawn, patio and summer house.

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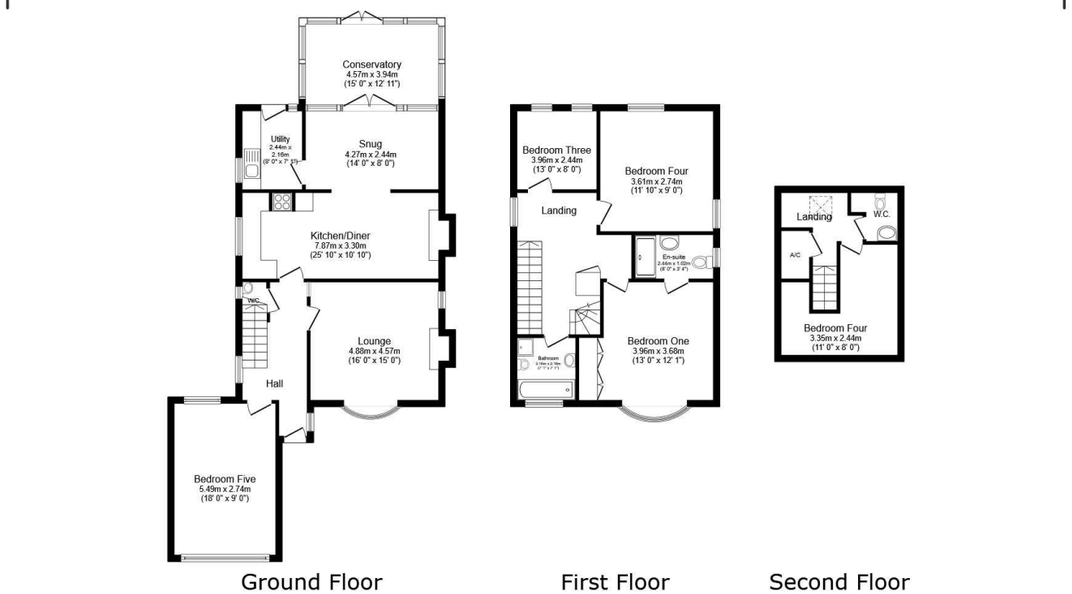
All Measurements

For full EPC please contact the branch.

All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area: 169.5 sq.m. (1,824 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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