

Hough Hill

Swannington, Coalville, LE67 8RL



Boasting open views over fields to both the front and rear, this traditional property benefits from two reception rooms and a smart refitted kitchen - offered to market with no upward chain.

£210,000



John German

Situated towards the outskirts of the Leicestershire village of Swannington, this attractive and traditional property is offered to the market with the benefit of no upward chain.

Enjoying open views over fields to both the front and rear aspect, the property is well placed for road links to both Coalville and Ashby-de-la-Zouch.

Having off road parking to the front, the modern front door leads into the first of the two reception rooms, having a double glazed window to the front aspect and obscured glass division with access through to the second reception/sitting room. This features a floor to ceiling window looking out to the rear and an exposed brick feature wall.

From here, stairs rise to the first floor and an archway leads through to the modern refitted kitchen. The stylish kitchen has an attractive range of grey base, drawer and wall units complemented by contemporary work surfaces over. A range of integrated appliances comprise a Neff oven, induction hob, overhead extractor, Belfast style inset sink, fridge, freezer. There is further undercounter space that has plumbing for a washing machine and tumble dryer. Natural light floods in from the dual aspect double glazed windows to the side and rear in addition to a door leading outside.

On the first floor there are three double bedrooms, bedroom one is to the middle of the property with a double glazed window to the rear aspect and integrated over stairs storage cupboard. Bedroom two is to the front and adjacent to the family bathroom which hosts a suite having both a bath and enclosed shower cubicle, low level WC, pedestal hand wash basin and tiling to the walls. Bedroom three is positioned to the rear, having a double glazed window overlooking the garden and fields beyond.

Externally, the shared rear access leads to the low maintenance rear garden which is laid largely to patio. There is a brick built outbuilding as well as planted borders and a summerhouse/garden shed towards the rear boundary.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

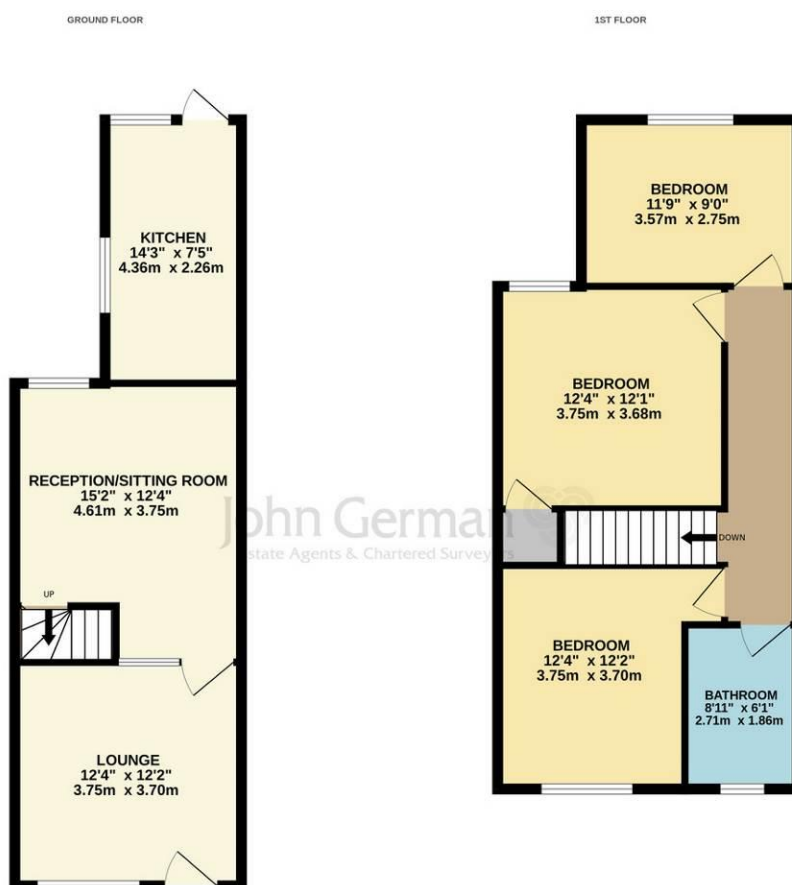
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19072023

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band A







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German
63a Market Street, Ashby-De-La-Zouch, Leicestershire,
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent