

Main Street

Snarestone, Swadlincote, DE12 7DB

John
German





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£625,000

Nestled in a quaint and attractive Leicestershire village, this substantial five bedroom family home is beautifully presented, offering versatile and family friendly accommodation set out over three floors. Having ample off road parking and a superb rear garden, with open aspect over the playing field behind.



Located approximately 5 miles south of Ashby de la Zouch and 3 miles west of access to the A42, this highly desirable and attractive Leicestershire village is host to local pubs, a primary school and village Church, all surrounded by countryside.

The property itself enjoys an excellent position within the village, just a short distance from The Globe Inn and within walking distance of the local Primary School. It is set well back from the road, with the front driveway providing ample off road parking and an adjacent low walled front garden with lawn and planted borders.

The ground floor is well suited to modern family living, incorporating an open plan kitchen/dining room, as well as a spacious lounge, utility and cloakroom.

The lounge offers a spacious and inviting reception room with panelling to the walls and space for a log burning stove, having an oak mantle and granite hearth – offering a charming focal point. Natural light floods in from the window to the rear aspect.

Glazed oak internal doors flow through to the family friendly kitchen/diner, with the panelling continuing through. The stylish and modern kitchen incorporates two tone storage units, framing the SMEG range cooker with tiled splashback, integral dishwasher and space for a recessed fridge/freezer. The breakfast bar provides an additional seating and work surface area, with the two sets of glazed patio doors opening to the rear garden.

Off the entrance hallway, the refitted guest cloakroom features panelling to the walls, with a low level WC and Burlington hand wash basin.

The adjacent utility room offers appliance space with plumbing for a washing machine and tumble dryer, and also houses the boiler.

Having been converted by the current owners with the addition of a side hinged external door, the front storage room offers a useful and versatile space, also benefitting from internal access from the hallway.

Heading up to the first floor, there are four of the five bedrooms, along with an en suite and family bathroom. The bedrooms are all well-proportioned, which further highlights the suitability of this property for family living.

The principal bedroom on this floor is a generous double offering stylish panelling, integrated storage and a window enjoying the excellent rear aspect. In addition, the tiled en suite has a shower, low level WC, hand wash vanity unit and heated towel rail.

The three other bedrooms are serviced by the family bathroom which is an excellent size and incorporating both a panelled bath and shower enclosure, low level WC and hand wash basin.

On the second floor, there is one additional bedroom. Being an impressive size and having three windows, there is integrated storage, a window seat as well as a study area. This bedroom also benefits from its own en suite facilities, with a shower, WC and sink.

Externally, the beautifully landscaped and maintained rear garden features a patio to the immediate rear of the property which also extends around the side, offering outdoor seating areas. Beyond this, the lawn is flanked by hedging, planting and maintained borders. There is a sizeable summerhouse along with two garden sheds and gated access to the playing field at the rear.

With an internal area extending to approximately 2000 ft², this sizeable family home offers an ideal opportunity for those wanting more space as well as a peaceful village location.

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
www.nwleics.gov.uk

Our Ref: JGA/07082023

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







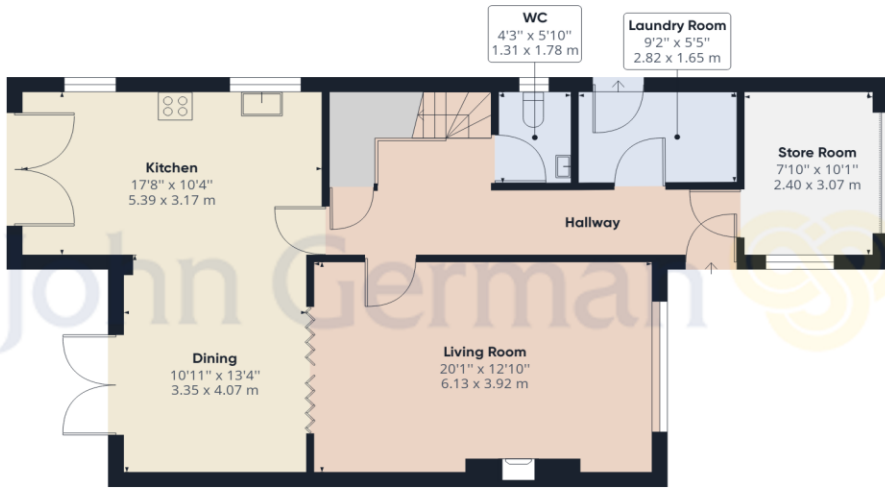
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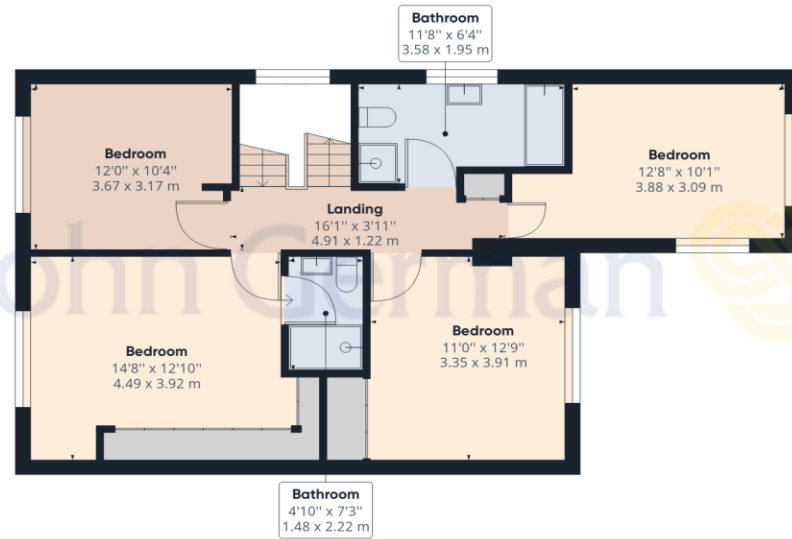
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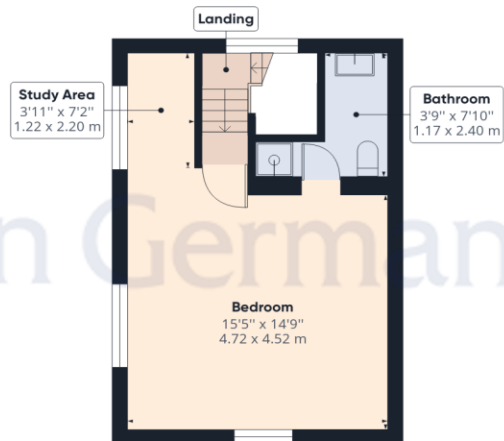




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2092.32 ft²

194.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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