

Hough Hill
Swannington
LE67 8RL

£265,000

Commanding an EXCELLENT PLOT with fine countryside views & with over 1,000 Sq ft of internal living space, this traditional 2 bedroom SEMI DETACHED COTTAGE enjoys an abundance of CHARM & CHARACTER throughout, complemented by DELIGHTFUL GARDENS and ample off road parking.



Property Features

- Semi Detached
- Beautifully Presented
- Spacious Interior
- Over 1,000 Sq ft
- Countryside Views
- 2 Bedrooms
- 2 Reception Rooms
- Open Fire
- Ample Parking
- Large Garden

Full Description

A great opportunity to acquire a unique two bedroom semi detached cottage of character that commands an excellent plot and position with fine countryside views situated on the popular Hough Hill in the sought after village of Swannington.

With a very deceptive interior of over 1,000 Sq ft of living space, enjoying an abundance of character features, whilst complemented externally by a delightful south facing rear garden adjoining fields to the rear and ample parking to the front for 2 vehicles.

Situated to the rear of the property with access via the covered car-port, the entrance porch leads directly into the open plan fitted kitchen with a Belfast sink and range cooker, the cosy lounge is characterised by the feature brick fireplace with open fire, the versatile dining room offers great

flexability and finally the good sized utility room/wc. On the first floor are two good sized bedrooms and main family bathroom with a 4 piece suite. With a double width driveway providing ample parking, there is side access via the covered car-port to the established south facing rear garden, perfect for outdoor entertaining with patio areas an fine views across the fields to the rear.

Situated on the popular Hough Hill, Swannington is a popular northwest Leicestershire village located in the heart of the National Forest, 5 miles east of Ashby de la Zouch and within 5 minutes drive of Coalville town centre.

The village has two pubs, restaurant, primary school (Ofsted Rating good) Hough Windmill tourist attraction and village hall. The village is also well placed well placed for access onto the A511/M42/M1/A50 and the commercial centres of Nottingham, Leicester, Loughborough and Derby all within 45 minutes drive.

TENURE

We are advised the property is Freehold

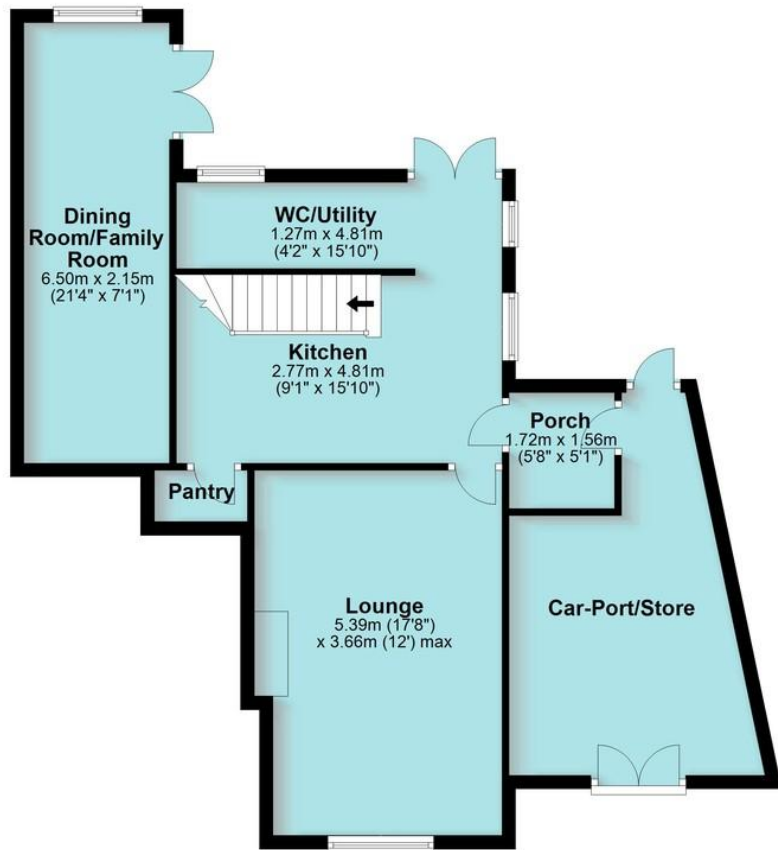
COUNCIL TAX

The property is in Band A

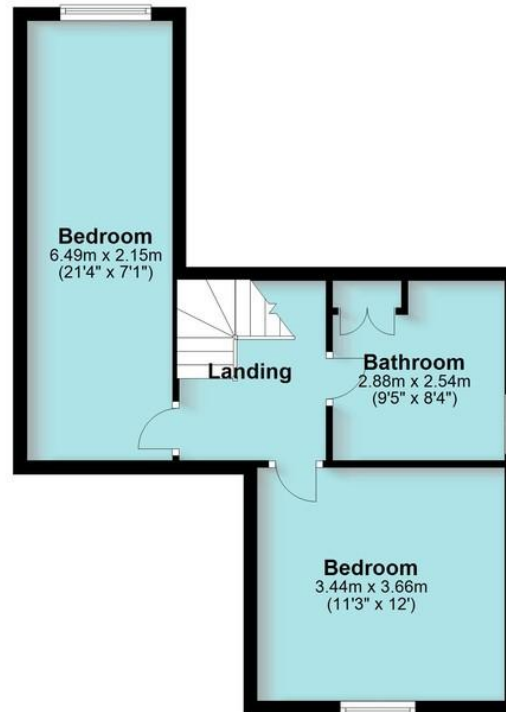




Ground Floor



First Floor



Total area: approx. 113.7 sq. metres (1224.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements