



## Whitebeam Hawthorn Rise, Swannington

£795,000 Freehold

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Looking to put down roots in the heart of the beautiful National Forest? Featuring five bedrooms, four bathrooms, and three reception rooms, as well as being one of only 7 bespoke built detached properties located on this private drive in the sought after village of Swannington, this is undeniably a very impressive family home. With its own paddock and 180 degree views of the incredible surrounding countryside, as well as direct access to walks up to Hough Hill Windmill and the gorgeous local area, this stunning property is the perfect choice.

This phenomenal property, with zoned under-floor heating to the ground floor, is formed of a simply stunning L-shaped entrance hallway, which conveniently provides access to the property's plethora of accommodation, including the spacious front-facing lounge. This space is filled with light due to the generously-sized east-facing window to the front of the home, perfectly capturing the morning sun. Onwards into the home lies the charming second reception room, ideal for use as a family room or study, as well as the ever-handy ground floor W.C. A true highlight of the home is the notably sizeable combined kitchen and dining room, measuring over thirty-seven feet in length and featuring large windows and bi-fold doors to seamlessly connect to the countryside beyond. The kitchen is exceptionally well-equipped, benefitting from modern grey cabinetry, undercabinet lighting, twin integrated Bosch ovens and space for an American-style fridge/freezer. The kitchen also features a fabulous island countertop with Bosch induction hob, whilst the whole room is equipped with immaculate floor tiling, warmed by the under-floor heating system below.

The home continues to impress to the upper floor, which has been intelligently designed to ensure that all five of the bedrooms are capable of comfortably housing double or king-size beds, with room to spare for furniture. Three of these excellent bedrooms are equipped with tastefully-designed ensuite shower rooms, with the master bedroom also containing generous fitted wardrobes. The home is completed by the immaculately maintained family bathroom, featuring a fashionable bathtub with a separate large walk-in shower, as well as a wash basin and W.C.

Externally, the property is served by a large double garage to the side, which can also be accessed through the kitchen and features a convenient utility area. The front of the home also features a multi-car driveway and lawn, however the rear garden is the true showstopper, consisting of a sublime spacious patio, exceptional rear lawn, and a paddock. The garden backs on to farmed fields, with views over Limby Hall Woods and Hough Windmill.

Swannington is a charming village positioned near to Coalville, with a history that blends the region's rich industrial past with exciting myths and legends. From its foundation over five hundred years ago and visits by William Wordsworth, to the purported birth of Robin Hood, there's more to Swannington than meets the eye!

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

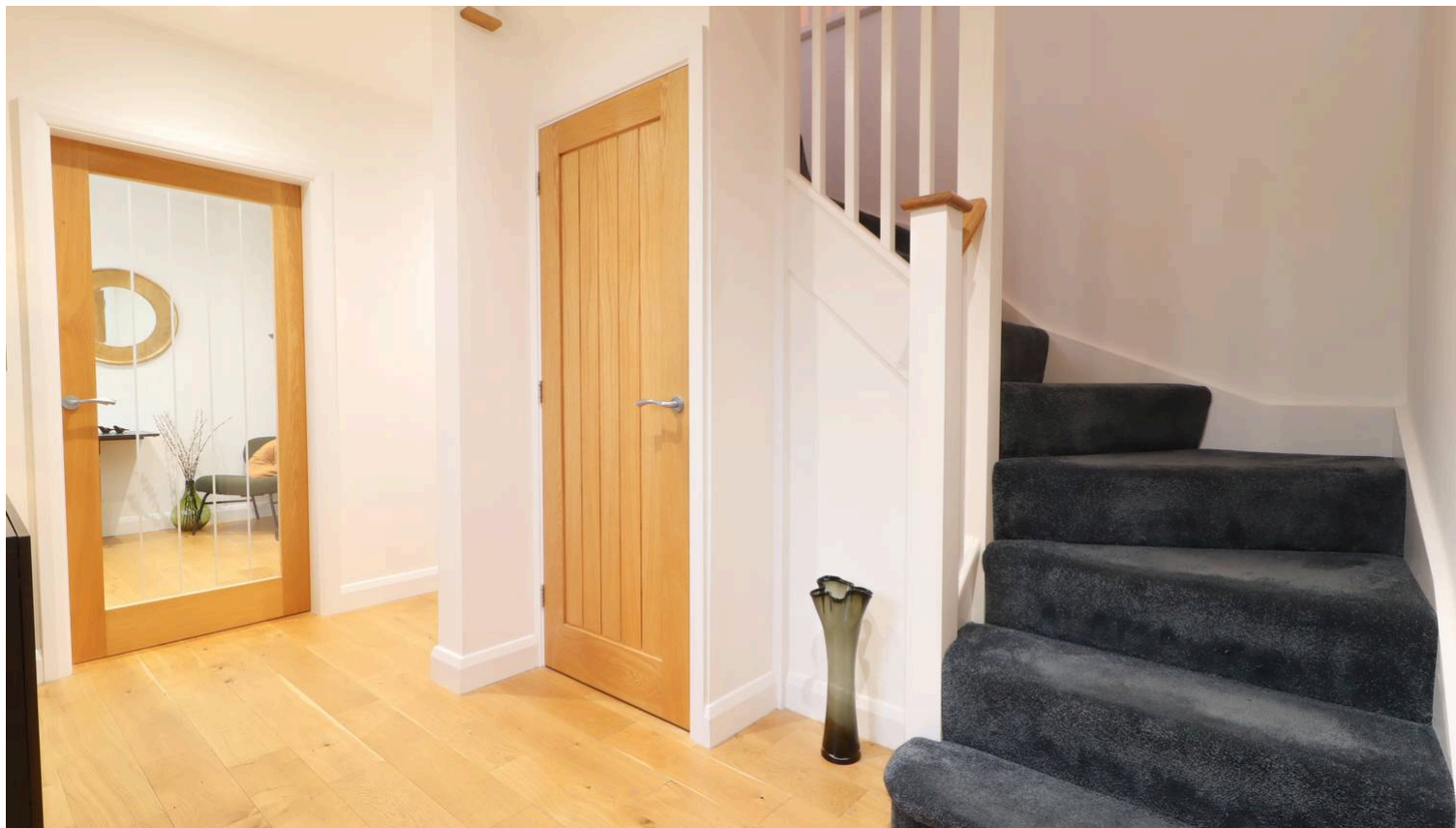
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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



**Entrance Hall**

11' 8" x 12' 0" (3.56m x 3.67m)

**Kitchen/Dining Room**

19' 1" x 37' 2" (5.82m x 11.33m)

**Living Room**

16' 6" x 14' 8" (5.02m x 4.47m)

**Family Room**

7' 8" x 9' 6" (2.34m x 2.90m)

**Downstairs W.C.**

3' 6" x 5' 7" (1.07m x 1.69m)





#### **Landing**

#### **Bedroom One**

15' 11" x 13' 7" (4.86m x 4.14m)

#### **Bedroom One Ensuite**

5' 10" x 11' 3" (1.78m x 3.42m)

#### **Bedroom Two**

13' 0" x 15' 4" (3.96m x 4.67m)

#### **Bedroom Two Ensuite**

8' 10" x 4' 0" (2.68m x 1.21m)

#### **Bedroom Three**

13' 0" x 14' 11" (3.97m x 4.55m)

#### **Bedroom Three Ensuite**

3' 6" x 11' 3" (1.07m x 3.42m)

#### **Bedroom Four**

9' 8" x 10' 5" (2.94m x 3.18m)

#### **Bedroom Five**

8' 5" x 11' 3" (2.56m x 3.42m)

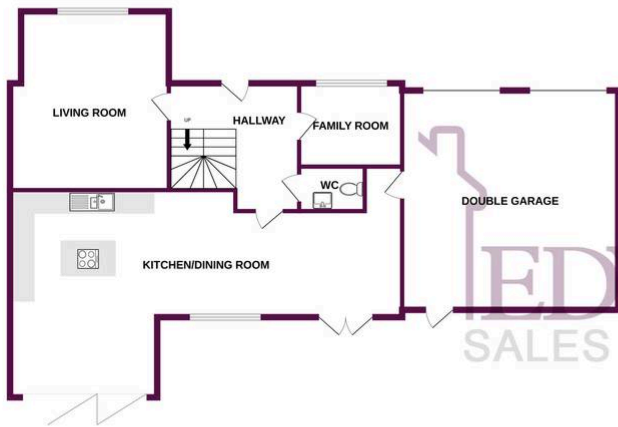
#### **Family Bathroom**

8' 6" x 10' 8" (2.58m x 3.24m)

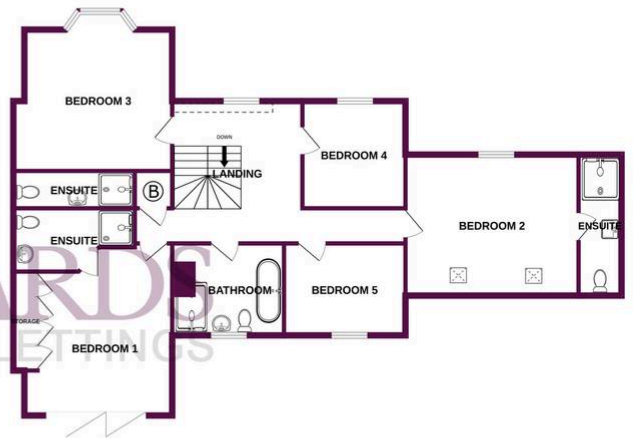
#### **Garage**

20' 3" x 19' 11" (6.16m x 6.08m)

GROUND FLOOR  
1374 sq.ft. (127.7 sq.m.) approx.



1ST FLOOR  
1237 sq.ft. (114.9 sq.m.) approx.



TOTAL FLOOR AREA : 2611 sq.ft. (242.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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