

# Station Hill

Swannington, Coalville, LE67 8RJ

John   
German









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Swannington, Coalville, LE67 8RJ

Offers In Region Of £475,000

A beautifully presented, spacious family home which is beautifully proportioned, offers ample reception space and has a lovely sized private rear garden.





This super home would make an ideal purchase for growing or established families.

The property is located less than half a mile to Swannington C of E Primary School, further amenities include Swannington Village Hall, The Robin Hood public house while supermarkets and larger retailers can be found in nearby Coalville (approx. 5 minutes away by car).

Public transport is well catered for by regular bus service while commuter access to the M1 and M42 is excellent.

Accommodation comprises; four bedrooms, en-suite, family bathroom, ground floor W.C., utility room, lounge, dining room, breakfast kitchen, study, playroom and conservatory.

Externally, the property has a well sized east facing rear garden with open aspect to the south side. The single garage offers excellent storage or parking while the front driveway can comfortably accommodate four vehicles.

To view this super home, please contact John German Ashby office.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

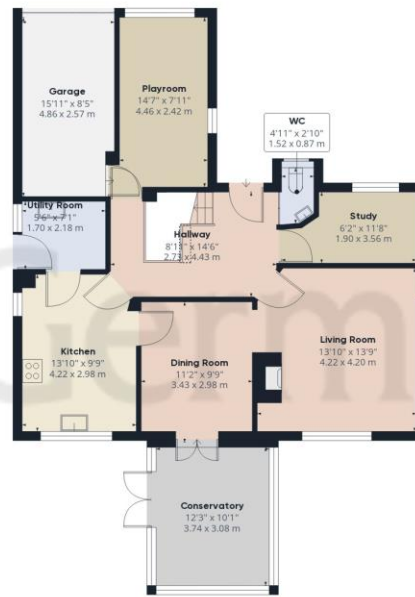
**Our Ref:** JGA17122024

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Ground Floor

**Approximate total area<sup>(1)</sup>**

1810.71 ft<sup>2</sup>

168.22 m<sup>2</sup>

**Reduced headroom**

97.15 ft<sup>2</sup>

9.03 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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 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.

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**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.

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