

# Main Street

Swannington, Coalville, LE67 8QP

John German





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£230,000

Charming three-bedroom cottage with character features including a log-burning stove, modern fitted kitchen with French doors, separate dining room and ground floor cloakroom. Landscaped rear garden with patio, lawn and summer house. Ideal blend of traditional charm and practical living space.

This charming cottage offers beautifully arranged accommodation that blends traditional character with practical modern living. From the moment you enter, the home provides a warm and welcoming atmosphere, complemented by attractive features and a thoughtfully landscaped rear garden.

The property is approached through a useful and practical entrance porch, which benefits from a side window, tiled flooring, and a cottage-style composite entrance door. A glazed inner door leads directly into the sitting room, a bright and comfortable space featuring laminate flooring and a window to the front elevation that fills the room with pleasant afternoon sunlight. The focal point of the room is a feature fireplace with a recessed log-burning stove, complemented by an attractive oak beam mantle. From the sitting room, a small lobby area provides access to a convenient ground floor cloakroom, fitted with a WC and a contemporary vanity unit with inset wash hand basin, before leading through to the dining room. This well-proportioned reception room also features laminate flooring and a double-glazed window overlooking the rear garden, creating a pleasant space for both everyday dining and entertaining.

A half-glazed door from the dining room opens into the central lobby/side hall, which provides a door to the outside and a useful storage cupboard. From here you step into the kitchen, which has been well appointed with a range of contemporary high-gloss base and wall-mounted cabinets, complemented by timber work surfaces with an inset sink and mixer tap. Appliances include an electric hob with extractor hood above and an integrated oven, along with space for a fridge freezer and a purpose-fitted breakfast bar. The kitchen is finished with ceramic tiled wood-effect plank flooring, and double-glazed French doors open directly onto the rear patio.

Upstairs, the cottage offers three well-sized bedrooms, with the principal bedroom being particularly spacious. Bedrooms two and three enjoy views over the rear garden. The accommodation is completed by a bathroom fitted with a fully tiled enclosed shower, WC and pedestal wash hand basin.

Outside, the rear garden has been attractively landscaped, featuring a patio seating area leading onto a lawn with sleeper-edged planted borders. A pathway runs alongside an original brick-built storage outbuilding (divided into two and shared with the neighbouring property) and continues through the garden. At the far end of the long lawn sits a greenhouse and fantastic summer house (both included), creating an ideal additional seating or relaxation area.

**Agents notes:** There is a Flying Freehold over the entryway.

The Land Registry refers to restrictive covenants, a copy of the document is available to view upon request.

As is common for cottages, there is a shared right of way at the rear.

The log burner awaits Heatas certification.

**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:** On road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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 A

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

**Our Ref:** JGA/12032026







Ground Floor

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

1043 ft<sup>2</sup>  
97 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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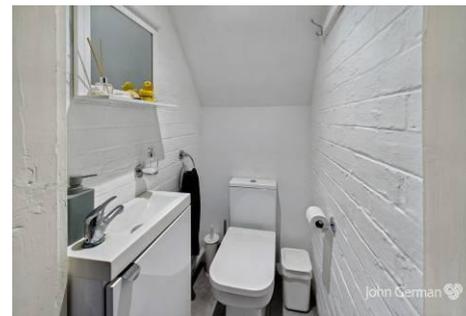
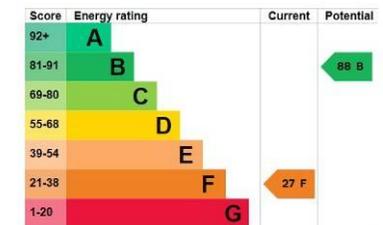
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

### Referral Fees

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**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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