



44 Swallow Dale, Thringstone, Coalville, Leicestershire. LE67 8LY

£270,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Swallow Dale – A Beautiful Family Home with Woodland Views

Set in the heart of the National Forest, near the historic Grace Dieu Priory, this delightful 3-bedroom home is perfect for families or those seeking a peaceful retreat. Boasting distant views of Grace Dieu Woods, it features an entrance porch with uPVC double-glazed windows, a spacious lounge with bay window, and a modern breakfast kitchen opening to a tranquil garden with a patio and pond.

Additional highlights include a larger-than-average garage with electric and plumbing, a flexible dining room or study, and a Worcester combi boiler installed just 3 years ago.

This charming home combines comfort, practicality, and stunning surroundings. Contact us today to arrange a viewing!

EPC Rating TBC Council Tax Band B

FEATURES

- Located within the National Forest
- 3 bedroom semi detached property
- 2 reception rooms
- Fully fitted breakfast kitchen
- Parking for multiple cars
- Desirable location with woodland views
- Larger than average garage
- Council Tax Band B
- EPC Rating TBC



ROOM DESCRIPTIONS

Entrance Porch

1.22m x 0.98m (4' 0" x 3' 3") The property is entered via a composite door into a UPVC double-glazed porch. Part brick-built with integrated spotlights and ceramic tile flooring. Further UPVC double-glazed leaded door leading into the lounge.

Lounge

5.19m x 4.07m (17' 0" x 13' 4") With stairs leading to 1st floor landing, UPVC double-glazed bay fronted window, double-panel radiator, smoke alarm, carpeted, TV aerial point and coving to ceiling. Doors leading into separate dining room or playroom/study and kitchen.

Playroom/Study/Dining Room

2.55m x 2.99m (8' 4" x 9' 10") UPVC double-glazed patio doors opening out onto patio with views down the garden, coving to ceiling, lighting.

Breakfast Kitchen

Fully fitted kitchen with a range of matching eye level and base units with rolled edge worktops. Benefiting from integrated appliances to include a four-ring Belling gas hob and a Belling electric fan-assisted double oven with grill, stainless steel splashback with extractor fan over.

Worktops benefit from up-stands and matching cupboards under, understairs cupboard providing extra storage, radiator, coving to ceiling, spotlights, sealed unit UPVC double-glazed doors opening out onto patio area, aluminium framed ceramic tile flooring, under counter lighting. Door leading to inner porch.

Inner Porch

3.27m x 1.08m (10' 9" x 3' 7") Corridor providing storage, leading to garage.

First Floor Landing

UPVC double-glazed frosted window to side aspect, cupboard housing Worcester Combi boiler which is approximately three years old, access to roof space, smoke alarm.

Family Bathroom

2.33m x 1.66m (7' 8" x 5' 5") Incorporating WC, pedestal wash basin and bath, UPVC double-glazed frosted window to rear aspect, lighting, coving to ceiling, radiator.

Bedroom One

3.47m x 3.11m (11' 5" x 10' 2") UPVC double-glazed window to front aspect, radiator, coving to ceiling, wardrobes.

Bedroom Two

2.72m x 3.38m (8' 11" x 11' 1") UPVC double-glazed window to rear aspect and benefiting from beautiful views over the woods beyond, spotlights to ceiling, radiator, carpeted.

Bedroom Three

1.95m x 2.35m (6' 5" x 7' 9") A good size bedroom being able to accommodate a single bed, coving to ceiling, single panel radiator, UPVC double-glazed window to front aspect, carpeted.



ROOM DESCRIPTIONS

Garage

3.27m x 3.79m (10' 9" x 12' 5") Garage benefits from metal up and over door and UPVC double-glazed window to side aspect, electric light and plumbing, also housing consumer unit.

Garden

Garden to rear of a good size (agents note there is a small area of the garden that the owner of the property pays a nominal rent of £35 per year to the local council as this area is unadopted).

The garden is planted with mature shrubs and is enclosed by timber panel fencing. It benefits from a garden shed, a large patio area and a small pond (agents note the ponds can be covered should the buyer want it to be).

There is also an outside tap, two electrical points and outside security light.

Outside

The property is situated on a large wraparound plot mainly laid to block brick paving, enclosed on both sides by timber panel fencing with secure gate providing access to the rear garden.

Agent's note: gas and electricity metres are located at the side of the property.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 4mbps, superfast 77mbps and Ultrafast 1000mbps. Mobile signal strengths are medium for EE, Vodaphone and O2 and low for Three.

Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide-angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







FLOORPLAN

GROUND FLOOR

1ST FLOOR



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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