



111 Main Street, Swithland

Leicestershire, LE12 8TQ

MOORE
& YORK



Property at a glance:

- Single storey home
- Spacious accommodation
- Substantial mature plot
- Up to five bedrooms
- Three or more reception rooms
- Driveway and large double garage
- Bathroom & two en-suites
- Idyllic village location.
- Excellent access to travel routes
- Hugely flexible spaces.
- No upward chain.

Offers in the region of **£975,000**

Freehold



A rare opportunity to purchase this bespoke built detached home offered to the market for the first time in well over half a century. The property is situated on a mature landscaped plot of 0.37 acres or thereabouts in this most desirable of Charnwood Forest villages, having spacious, flexible and well presented overall space approaching 3000 square feet with detached double garage, ample driveway parking and an un-overlooked rear aspect abutting to countryside. The easily configured internal spaces are centrally heated, double glazed and offer up to five bedrooms (two en-suite) and three receptions rooms or a multitude of combinations to suit most needs with huge potential for further development subject to consents. Offered with no upward chain and viewing please strictly by appointment.

SWITHLAND

Swithland is an idyllic conservation village set firmly in the midst of the Charnwood forest close to Bradgate Park and is home to the 13th century St Leonards church, Swithland reservoir, village primary school, many listed buildings and a renowned local pub restaurant; The Griffin Inn. There are many scenic walks nearby and despite its rural setting the village is very well placed for access to motorway networks and local travel links as well as train and air travel.

EPC RATING

The property has an EPC rating of D; for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.



FRONTAGE AND DRIVEWAY

The property sits well back from the road behind a raised lawn with stone retaining wall, shrubs and a mix of evergreen and deciduous trees. There is a gently graded tarmac driveway with block edge which provides ample parking leading to the detached double garage and with gated access to the rear of the property and garden to either side of the plot.

DETACHED DOUBLE GARAGE

6.52m x 5.96m (21' 5" x 19' 7") With electrically operated double access door, internal lighting, power and water plus sink, space for workbench and personnel door to the rear of the building allowing easy access from the side courtyard.

PORCH

1.01m x 2.38m (3' 4" x 7' 10") With door and side screens to the front elevation and internal door with screen leading through to:





ENTRANCE HALL

3.62m x 9.63m (11' 11" x 31' 7" max) With fitted cloaks cupboards, radiator, recessed ceiling lights and additional storage adjacent to the kitchen.

LOUNGE

7.48m x 6.20m (24' 6" x 20' 4") An impressive main reception room, ideal for large gatherings and having a dual aspect with picture window to main street, two radiators and multiple lighting points. A feature fireplace is the focal point of the room which is accessed via double doors from the hall.

DINING ROOM/BEDROOM FIVE

4.65m x 3.41m (15' 3" x 11' 2") The spacious dining room has a radiator, double glazing and is handily located close to the kitchen with a front facing aspect.

BREAKFAST KITCHEN

4.60m x 3.70m (15' 1" x 12' 2") With fitted units to base and eye level, room for breakfast table, plenty of worktop space and integrated/fitted appliances, recessed lighting and a full width bay with glazed door overlooking the landscaped garden beyond.

UTILITY AREA

2.21m x 1.87m (7' 3" x 6' 2") With corner sink, plumbing for washing machine, storage and radiator, access to the boiler house and with glazed door at the side leading to:

CONSERVATORY

4.56m x 2.68m (15' 0" x 8' 10") The hardwood conservatory has power points, wall lighting and french doors to both front and rear leading to the garden and to a useful side courtyard space which connects to the garage.

OFFICE/BEDROOM FOUR

3.42m x 2.76m (11' 3" x 9' 1") Offering excellent built-off storage and although currently employed as a study, the room was formerly used as a bedroom and enjoys an excellent view to the garden via the full length glazed french doors.

SNUG SITTING ROOM

3.40m x 4.71m (11' 2" x 15' 5" max) A cosy seating space, ideal for quiet evenings with recessed lighting, radiator and french doors leading rearwards to the patio and garden. An additional door leads rearwards to:

GARDEN ROOM

3.11m x 3.10m (10' 2" x 10' 2") Being mostly glazed this room is light and airy whilst not becoming unduly warm due to the aspect. The view to the garden is private and a glazed door leads outside to the covered veranda. A further door leads internally off to:

MASTER BEDROOM

6.17m x 4.61m (20' 3" x 15' 1") An impressive double room with windows front and rear plus french doors to the veranda, fitted storage, two radiators, wall lighting and access to:

EN-SUITE BATHROOM

3.12m x 2.65m (10' 3" x 8' 8") With four piece suite including bath and separate shower cubicle, built in storage, half height tiling and window to the side elevation.

GUEST BEDROOM TWO

4.66m x 3.53m (15' 3" x 11' 7" min) Situated privately to the front of the property with plenty of storage, vanity unit, entrance space with additional storage and access off to:

EN-SUITE SHOWER ROOM

2.65m x 1.87m (8' 8" x 6' 2" max) With three piece suite including shower cubicle, WC and wash basin, window to the side elevation, radiator and half-height tiling.









BEDROOM THREE

4.57m x 4.15m (15' 0" x 13' 7" min) This generously proportioned double room has built in storage, a vanity wash basin, radiator as well as windows to side and rear elevations.

FAMILY BATHROOM

3.71m x 1.92m (12' 2" x 6' 4" min) With built in storage/airing cupboard, bath, WC and bidet, partial tiling, vanity unit with inset basin, radiator and window to the side elevation.

WC

2.36m x 1.04m (7' 9" x 3' 5") With two piece suite including WC and wash basin, radiator and ceiling lighting.

REAR GARDEN

A patio area with integrated chess board runs across much of the immediate rear elevation, giving way to a raised lawn with mature planting, shrubs and trees set to bedding areas to the perimeter of the plot which abuts to farmland to the rear of the plot providing a well screened private space in which to entertain and relax. To the side of the house, neatly hidden away is a useful storage shed.

COUNCIL TAX BAND

The property has a council tax rating of 'G' via Charnwood Borough Council.



MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

PLOT/FLOOR PLANS

Purchasers should note that the floor/plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions, boundary ownership or other details by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



IDENTIFICATION AND MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a charge of £79.99 plus VAT for these checks.

PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire if you would like to view a copy.







Total area: approx. 2976.0 sq. feet

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property. If there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

