

FOR SALE

£160,000 Freehold




27 Station Hill, Swannington, Leicestershire, LE67 8RJ, . LE67 8RJ

- Two Bedroom Terrace Property
- Full Of Character & Charm
- Large Shed/Workshop
- Exposed Beams & Fireplace
- Village Location
- Modern Bathroom
- Gas Central Heating
- Council Tax Band A
- EPC Rating TBC



Reddington Sales & Lettings

20-22, Main Street, Thringstone, Coalville, LE67 8NA

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PROPERTY DESCRIPTION

Tucked away in the heart of Swannington, this charming two-bedroom period cottage is brimming with character and believed to date back to the 1800s. Full of delightful features including exposed beams and a brick-built fireplace, the home offers a warm and inviting country-cottage feel throughout. The ground floor boasts a spacious sitting/dining room and a light-filled shaker-style kitchen, while upstairs you'll find two well-proportioned bedrooms and a modern bathroom. Outside, a long garden with raised seating area, pond, and large shed/workshop provides a lovely private retreat. With its cosy charm and historic appeal, this cottage makes an ideal first-time home or peaceful village escape.

EPC Rating TBC Council Tax Band A



ROOM DESCRIPTIONS

Ground Floor

Lounge/Dining Room

3.52m x 5.92m (11' 7" x 31' 3")

Entered via a composite front door into the spacious sitting room with laminate flooring, exposed beams, wall lighting, and a feature brick fireplace (currently boarded, with potential for a log burner subject to checks). UPVC double glazed window to the front aspect, radiator, and open-tread wooden staircase leading to the first floor.

Kitchen

3.67m x 1.77m (12' 0" x 5' 10")

A light and airy space with dual-aspect UPVC double glazed windows and a door opening out to the side. Fitted with a shaker-style kitchen comprising base and eye-level units, contrasting butcher's block effect work surfaces with tiled splashbacks, and integrated extractor fan. Space for freestanding oven, fridge/freezer, dishwasher, and plumbing for a washing machine. Stainless steel sink with mixer tap, ceramic tiled flooring, spotlights to ceiling, and radiator.

Outside

The property enjoys a long yet narrow garden with a raised seating area, pond, and a large shed/workshop with double doors. There is gated access to the side of the property.

First Floor

Bedroom One

3.11m x 3.62m (10' 2" x 11' 11")

A generous double bedroom with UPVC double glazed window to the front aspect, fitted wardrobes, cupboard housing the combi boiler, radiator, pendant lighting, and carpet.

Bedroom Two

3.68m x 1.81m (12' 1" x 5' 11")

With UPVC double glazed window overlooking the rear garden, radiator, pendant lighting, and carpet.

Bathroom

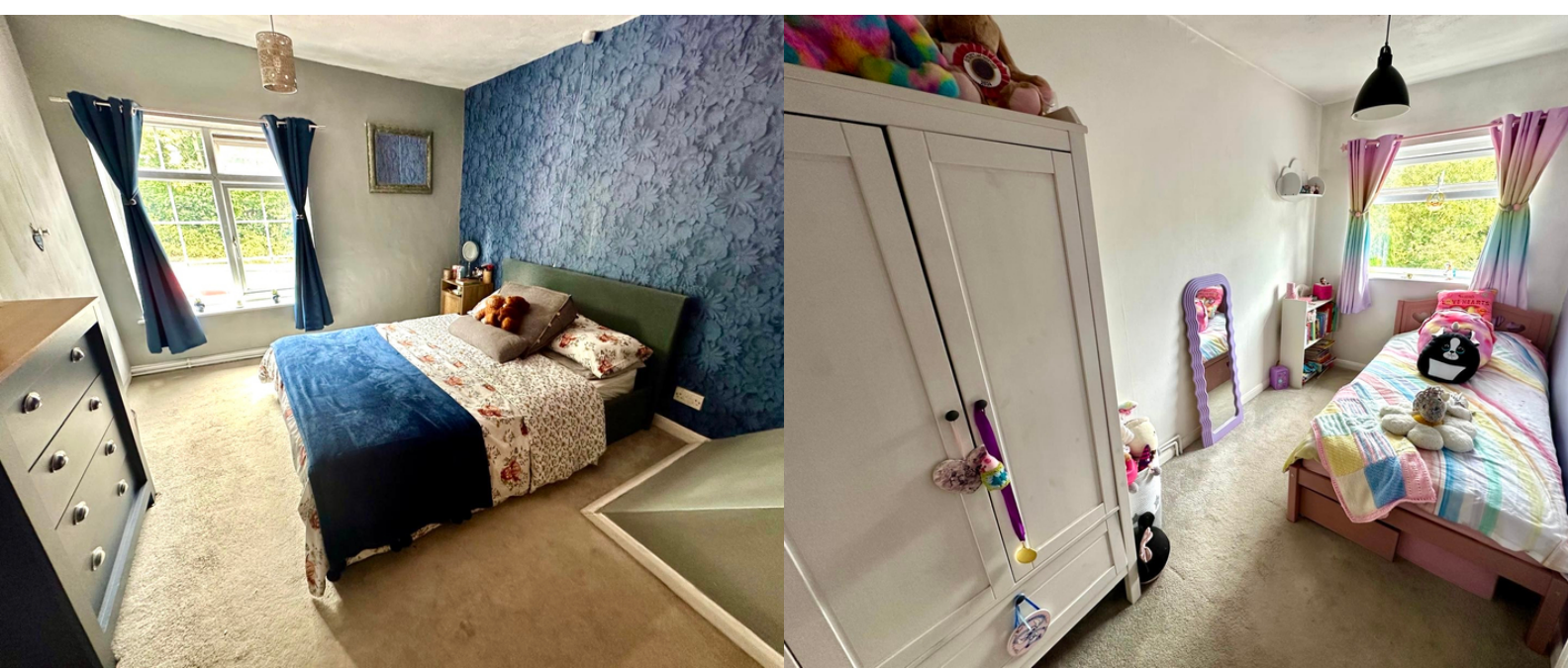
Fitted with a three-piece white suite comprising low-level WC, wash hand basin with tiled splashback, and panelled bath with overhead mains shower. Radiator, frosted UPVC double glazed window to the rear, and flooring.

Agents Notes

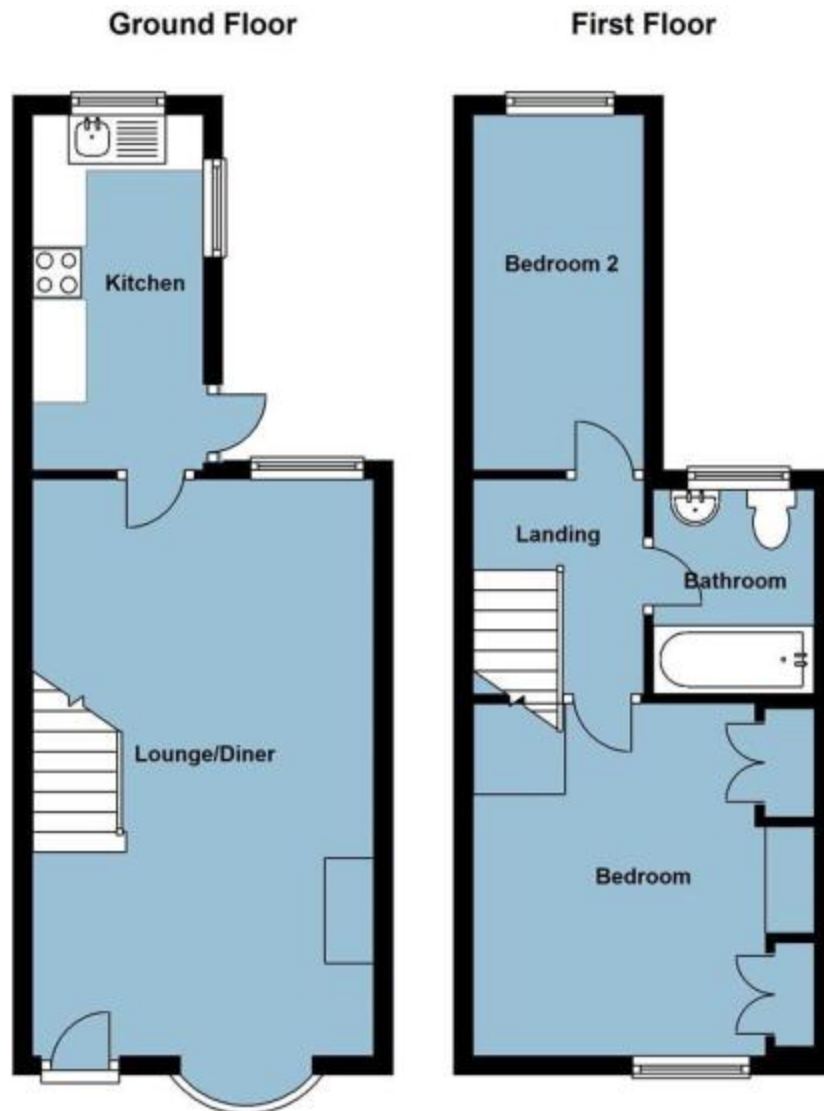
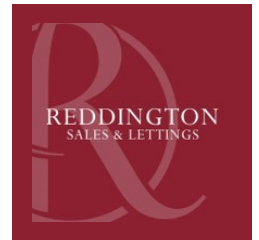
This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 6mbps and superfast 32mbps. Mobile signal strengths are strong for EE and medium for Vodafone and O2.

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



This is a guide to layout only - Do Not Scale
Plan produced using PlanUp.

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