ABODE
SALES & LETTINGS

Clink Lane, Swannington, Leicestershire, LE67 8QX

Offers Over £490,000



https://www.abodemidlands.co.uk/







Perfectly positioned tucked away along a private lane, is this exclusive and bespoke three bedroom property offering approximately 1,760 sq ft of beautifully designed living space. Located in the historic and highly sought-after village of Swannington, the property has been thoughtfully positioned to make the most of the surrounding countryside, delivering a peaceful and picturesque setting. Swannington Heights is completed with an Architects 6 year guarantee and all works are signed off by Local Building Control.

Internally, the homes boast an impressive high-specification open-plan kitchen and dining area with doors onto the garden, a separate sitting room with bifold doors. Also on the lower floor is a utility room and guest cloakroom, the whole floor has under floor heating. The middle floor offers an entrance hall, two double bedrooms both with en suites. The upper floor offers bedroom 3 and an en suite shower room. The middle and upper floor will have gas central heating with mains boiler.

Swannington Heights also offers a garage, EV charger and driveway, solar panels and a rear garden.

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HALL
Entrance door into the hall with a door into the garage, storage cupboard, stairs giving access to the lower and upper floors and doors to -

BEDROOM
Upvc double glazed window and a radiator.

EN SUITE
Shower vanity sink unit with wash hand basin and storage under, ladder stye radiator and a low flush wc.

BEDROOM
Upvc double glazed window and a radiator.

EN SUITE
Shower vanity sink unit with wash hand basin and storage under, ladder stye radiator and a low flush wc.

LOWER FLOOR

HALL
Upvc double glazed window and doors to -

CLOAKROOM
Vanity sink unit with wash hand basin and storage under and a low flush wc.

LOUNGE
Bifold doors onto the garden, underfloor heating and a door to the study.

STUDY
Under floor heating.

KITCHEN DINER
Fitted units with work surfaces and a sink and drainer unit. Fitted double oven and hob with extractor, bifold doors onto the garden, under floor heating and a door to the utility room.

UTILITY ROOM
Work surface, sink unit and cupboards.

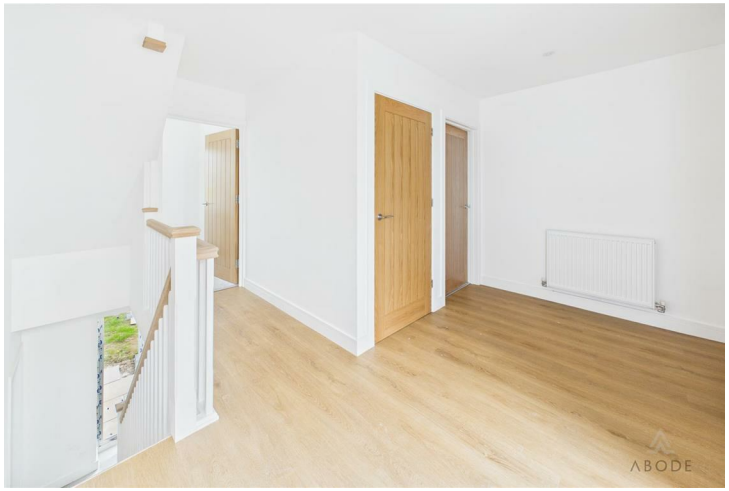
UPPER FLOOR

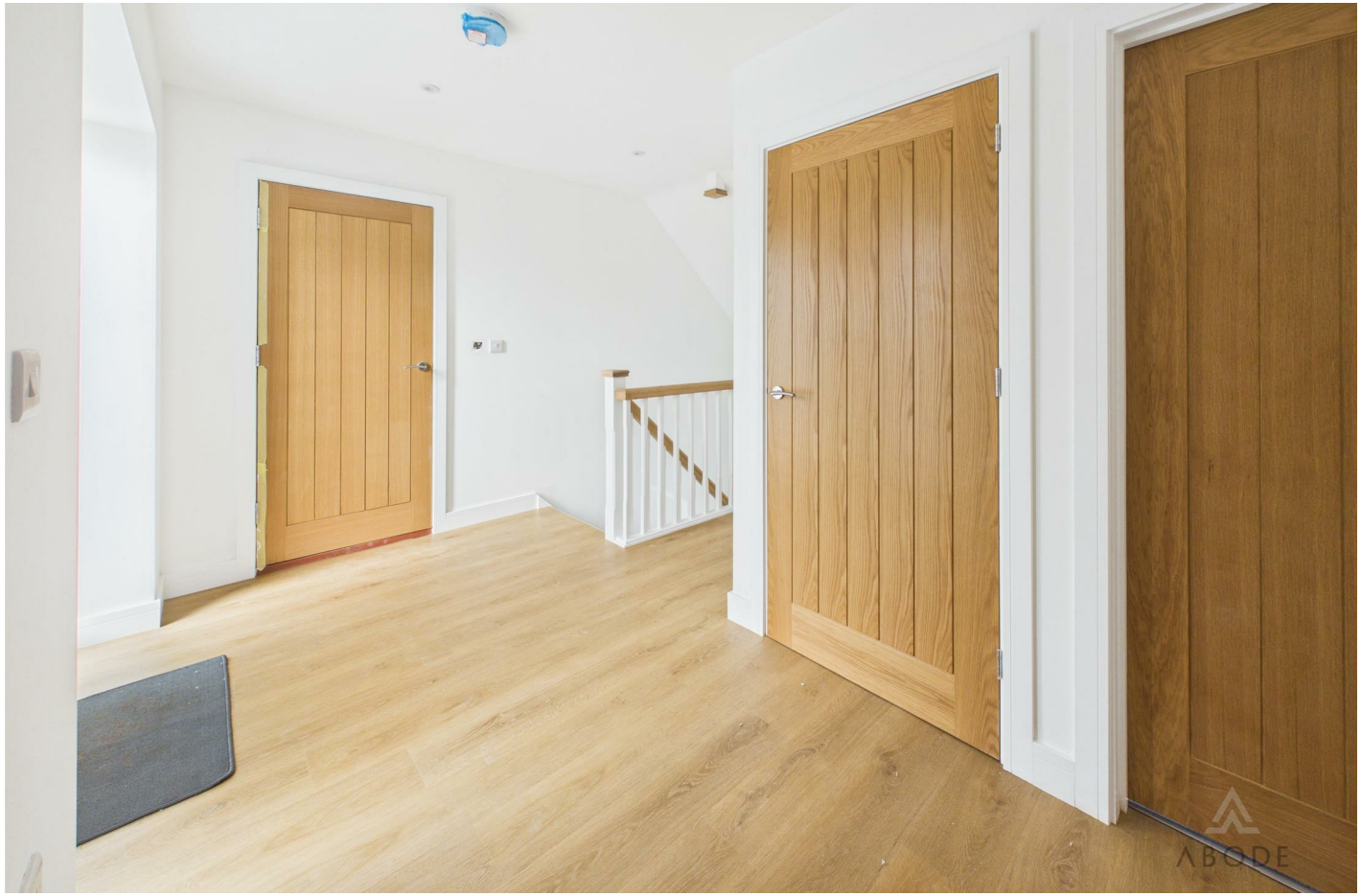
MASTER BEDROOM
Upvc double glazed window and three sky light windows and a radiator.

EN SUITE
Shower, vanity sink unit with wash hand basin and storage under, ladder stye radiator and a low flush wc.

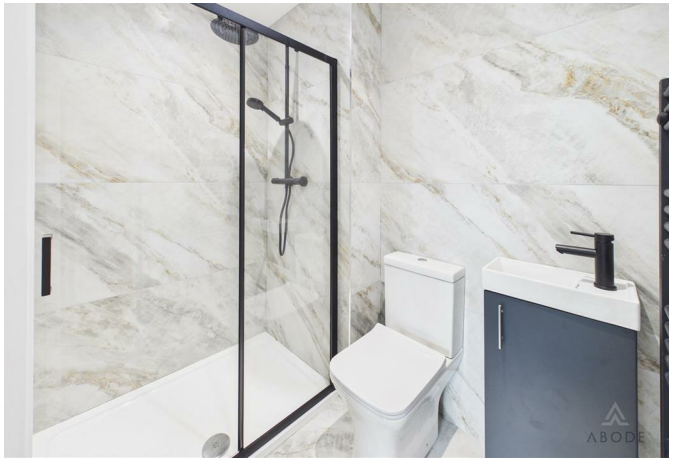


OUTSIDE
From garden and drive, single garage and side access to the rear garden. EV charger.

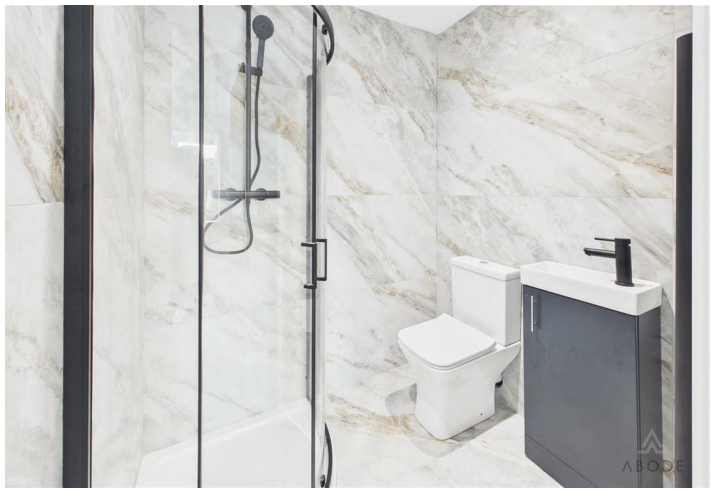



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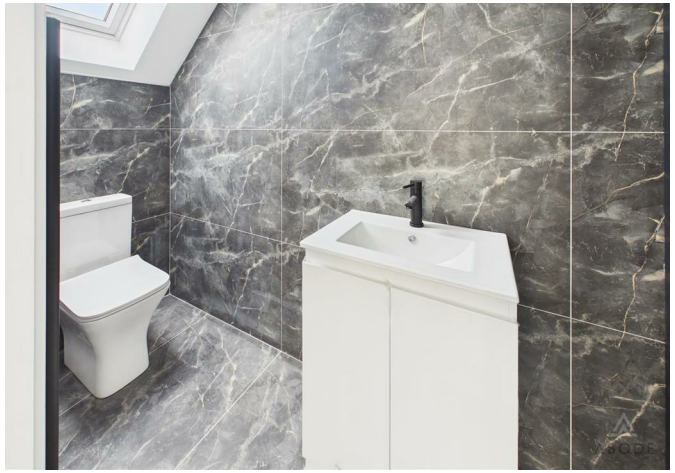

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AML Disclaimer - Derby/Swadlincote Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Derby/Swadlincote Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

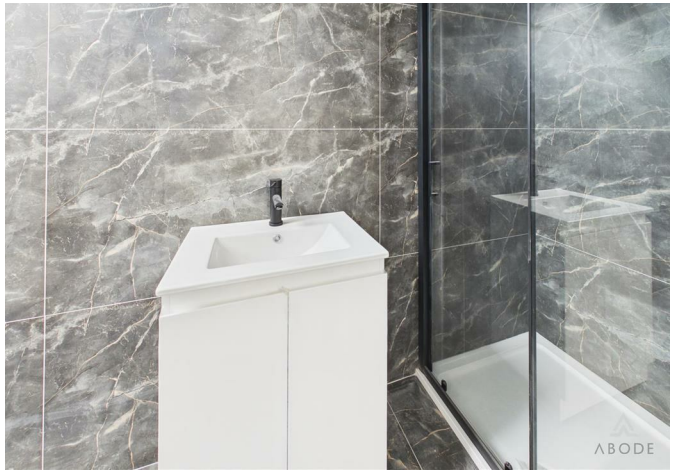
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.


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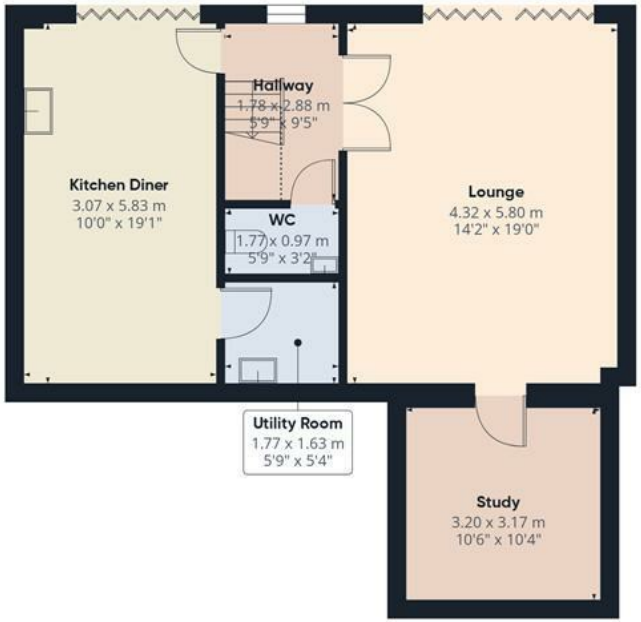

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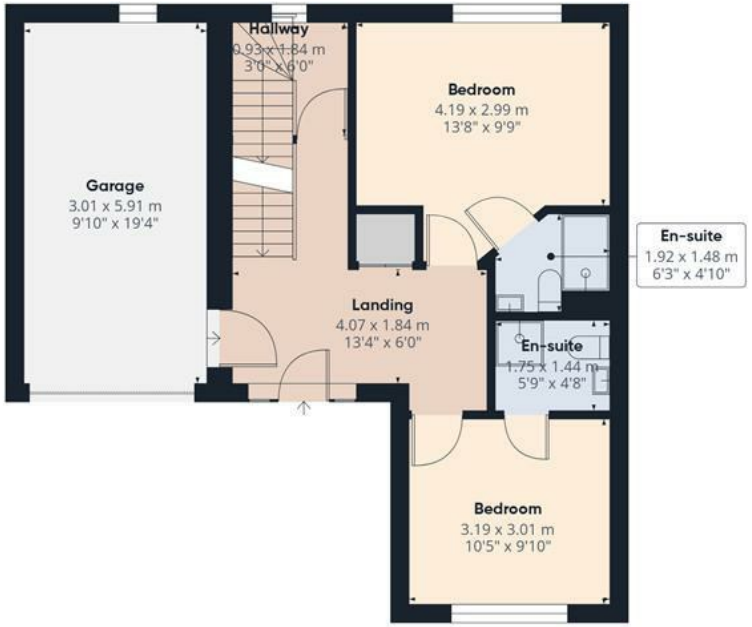

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Floor 0



Floor 1





Floor 2

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Approximate total area(1)

145 m²

1562 ft²

Reduced headroom

1.3 m²

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.