ABODE
SALES & LETTINGS

Jubilee Croft, Leicestershire, LE67 2SW

£565,000



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







****** AN EXCEPTIONAL FAMILY HOME IN A SOUGHT-AFTER VILLAGE LOCATION WITH STUNNING COUNTRYSIDE VIEWS **** FIVE BEDROOMS & THREE BATHROOMS ******

Enjoying a truly outstanding position on the edge of open countryside, this impressive detached family home is situated within a quiet cul-de-sac in the highly regarded village of Swepstone. Offering beautiful gardens, stunning rural views, and generous living accommodation, this property provides the perfect blend of village living and modern family comfort.

Swepstone is a charming and desirable village located within the heart of Leicestershire, surrounded by picturesque countryside and offering a peaceful community atmosphere. The village benefits from a welcoming local feel, with excellent access to nearby towns including Ashby-de-la-Zouch and Coalville, while still providing easy connections for commuters.

The property itself offers a spacious and versatile layout, beginning with a welcoming entrance hallway leading to a lounge featuring an open fireplace and double doors opening onto the rear garden. There is a separate dining room, again with double doors providing access to the outside space, a modern fitted kitchen, utility room, and a guest cloakroom.

The first floor provides three double bedrooms, two recently re-fitted en-suite shower rooms, and a family bathroom. The second floor offers two further double bedrooms, creating excellent flexibility for a growing family, guests, or those requiring additional workspace.

Externally, the property enjoys ample parking to the front, a double garage, and beautifully enclosed rear and side gardens. The gardens are a particular feature, offering a private setting with breath-taking countryside views beyond. A rare opportunity to acquire a substantial family home in one of Leicestershire's most desirable village locations.

HALL
Entrance door into the hall with stairs to the first floor, radiator, Oak floor and doors to -

CLOAKROOM
Low flush wc, wash hand basin, radiator and double glazed window.

LOUNGE
Feature fireplace with open fire, double glazed window and double doors onto the garden, oak floor and a radiator.

DINING ROOM
Double glazed double doors onto the garden, radiator and Oak floor.

KITCHEN DINER
Fitted wall mounted, base and drawer units with solid wood work surfaces and a sink unit. Space for a range style cooker with fitted extractor hood, integrated fridge freezer and dishwasher. Two double glazed windows, radiator and a tiled floor.

UTILITY ROOM
Fitted units and work surfaces, plumbing and space for a washing machine, space for a tumble dryer, radiator, tiled floor and a door to the garden.

FIRST FLOOR LANDING
Full staircase to the second floor and a half set of stairs to one of the bedrooms, radiator and double glazed window.

BEDROOM I
Double glazed windows to the front and rear elevations, exposed floorboards, fitted wardrobes and a radiator.

EN SUITE
Walk in shower, vanity sink unit with wash hand basin and fitted storage, low flush wc, ladder style radiator, fully tiled walls and floor and a double glazed window.

BEDROOM 2
Fitted wardrobes, dresser and drawers, radiator and two double glazed windows.

EN SUITE
Walk in shower, vanity sink unit with wash hand basin and fitted storage, low flush wc, ladder style radiator, fully tiled walls and floor and a double glazed window.

BEDROOM 3
Three double glazed windows and a radiator.



BATHROOM
Panel enclosed bath, low flush wc, wash hand basin, radiator, half tiled walls and a double glazed window.

SECOND FLOOR LANDING
Double glazed window and a radiator.

BEDROOM 4
Eaves storage, fitted drawers, radiator and a double glazed window.

BEDROOM 5
Fitted wardrobes and drawers, eaves storage, radiator and two double glazed windows.

DOUBLE GARAGE
Up and over door, power and light, double glazed window and a personal door onto the garden.







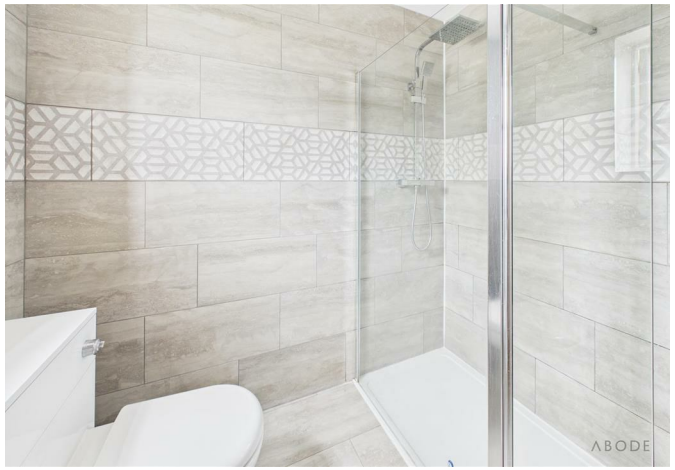


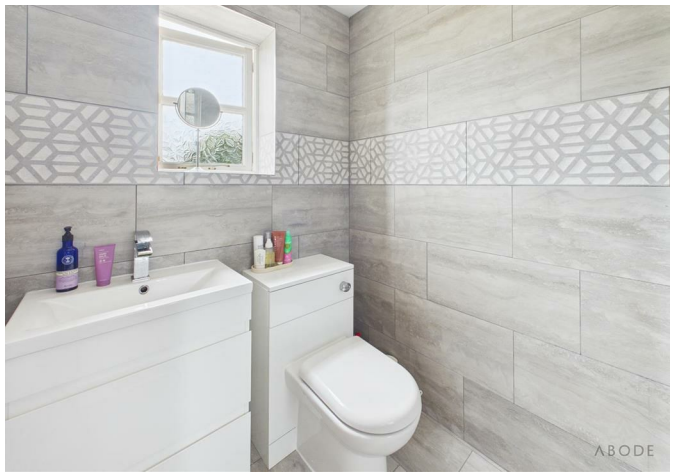












GARDEN

Lawns to the rear and side, paved seating areas overlooking the countryside. Mature trees, plants and shrubs.

NOTE

"Please note that the vendor is an associated person of Abode. This disclosure is made in accordance with the Estate Agents Act 1979."

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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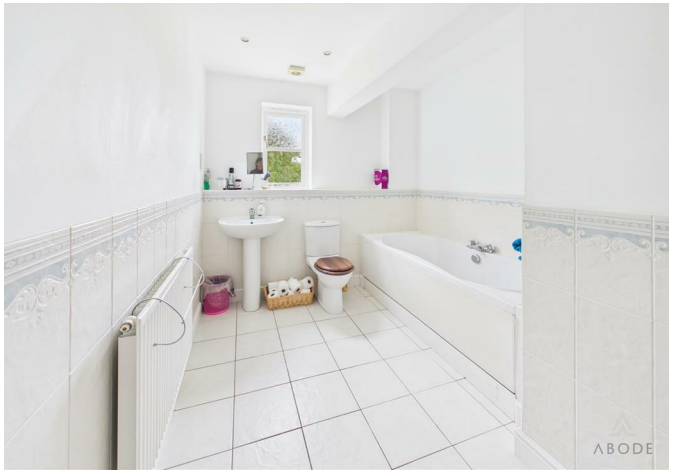

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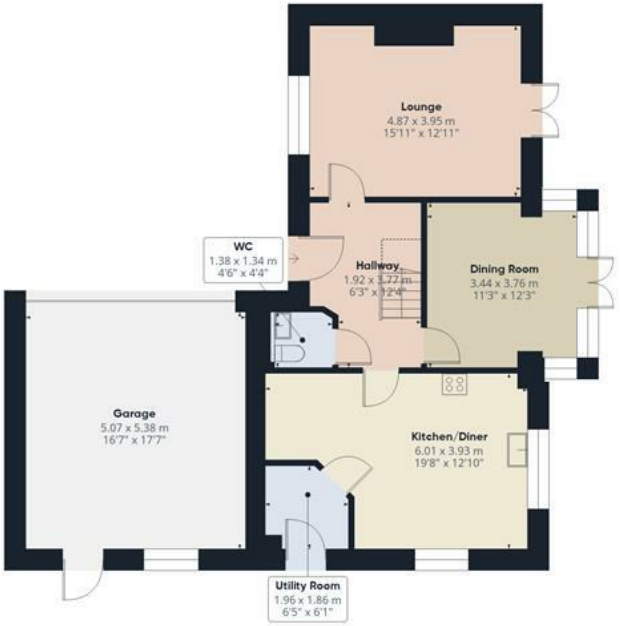












Floor 0



Floor 1





Floor 2

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Approximate total area(1)

202.3 m²

2178 ft²

Reduced headroom

8.4 m²

90 ft²

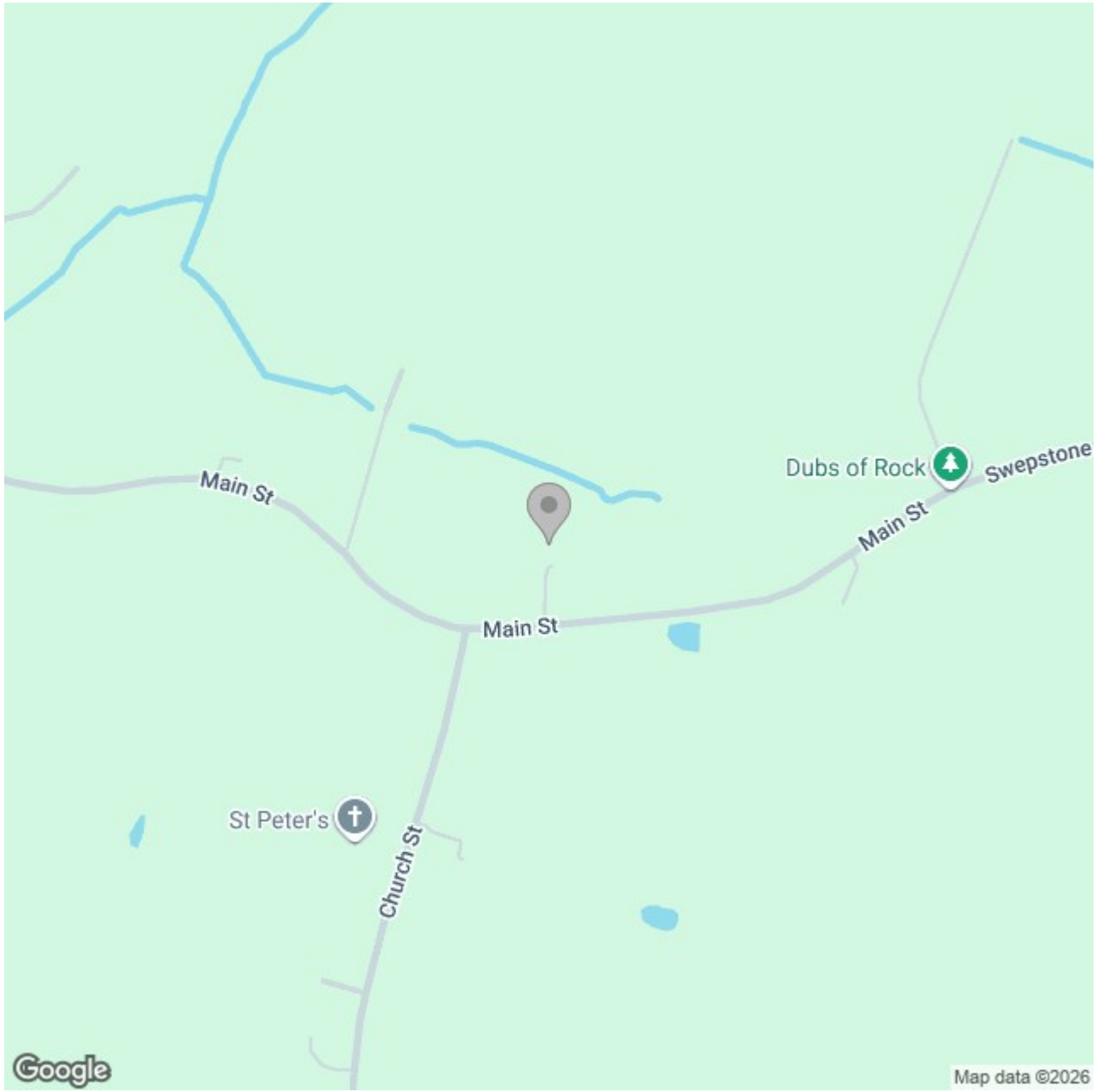
(1) Excluding balconies and terraces

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		83
(69-80) C		
(55-68) D	58	
(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.