

\*\*\*\*\* 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 Swepestone. Offering beautiful gardens, stunning rural views, and generous living accommodation, this property provides the perfect blend of village living and modern family comfort.

Swepestone 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 1

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

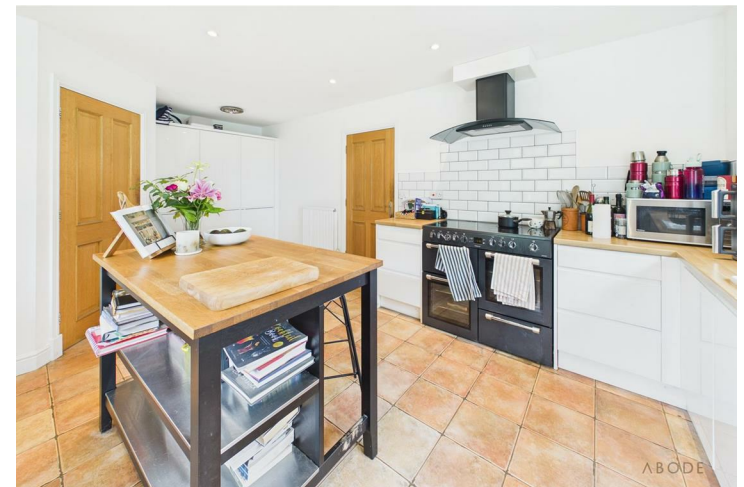


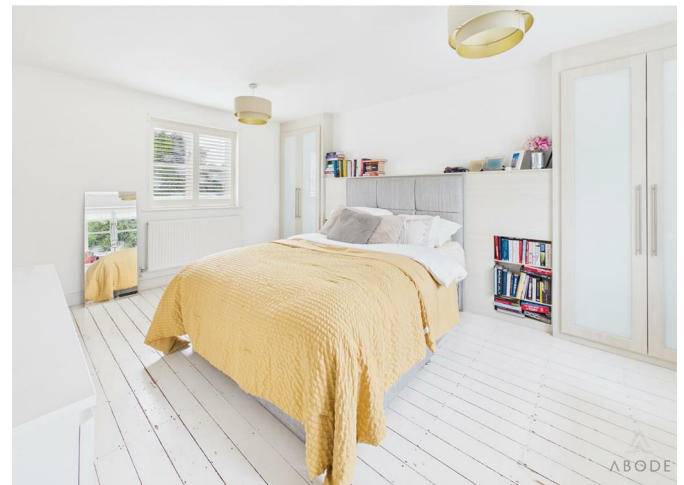
## EN SUITE

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

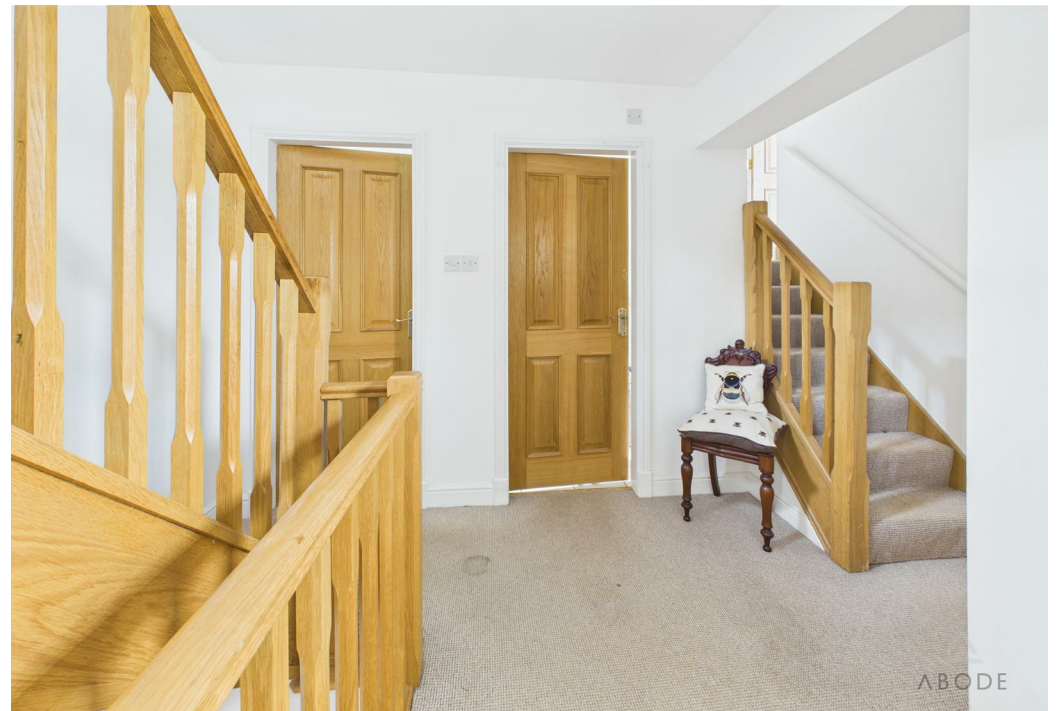
Lawns to the rear and side, paved seating areas overlooking the countryside. Mature trees, plants and shrubs.

### NOTE

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











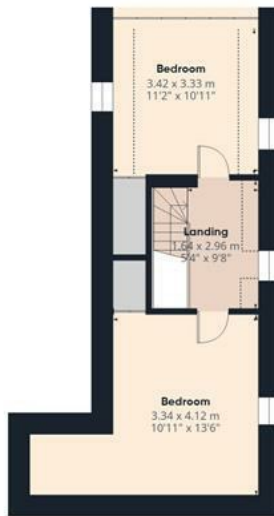




Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

202.3 m<sup>2</sup>

2178 ft<sup>2</sup>

**Reduced headroom**

8.4 m<sup>2</sup>

90 ft<sup>2</sup>

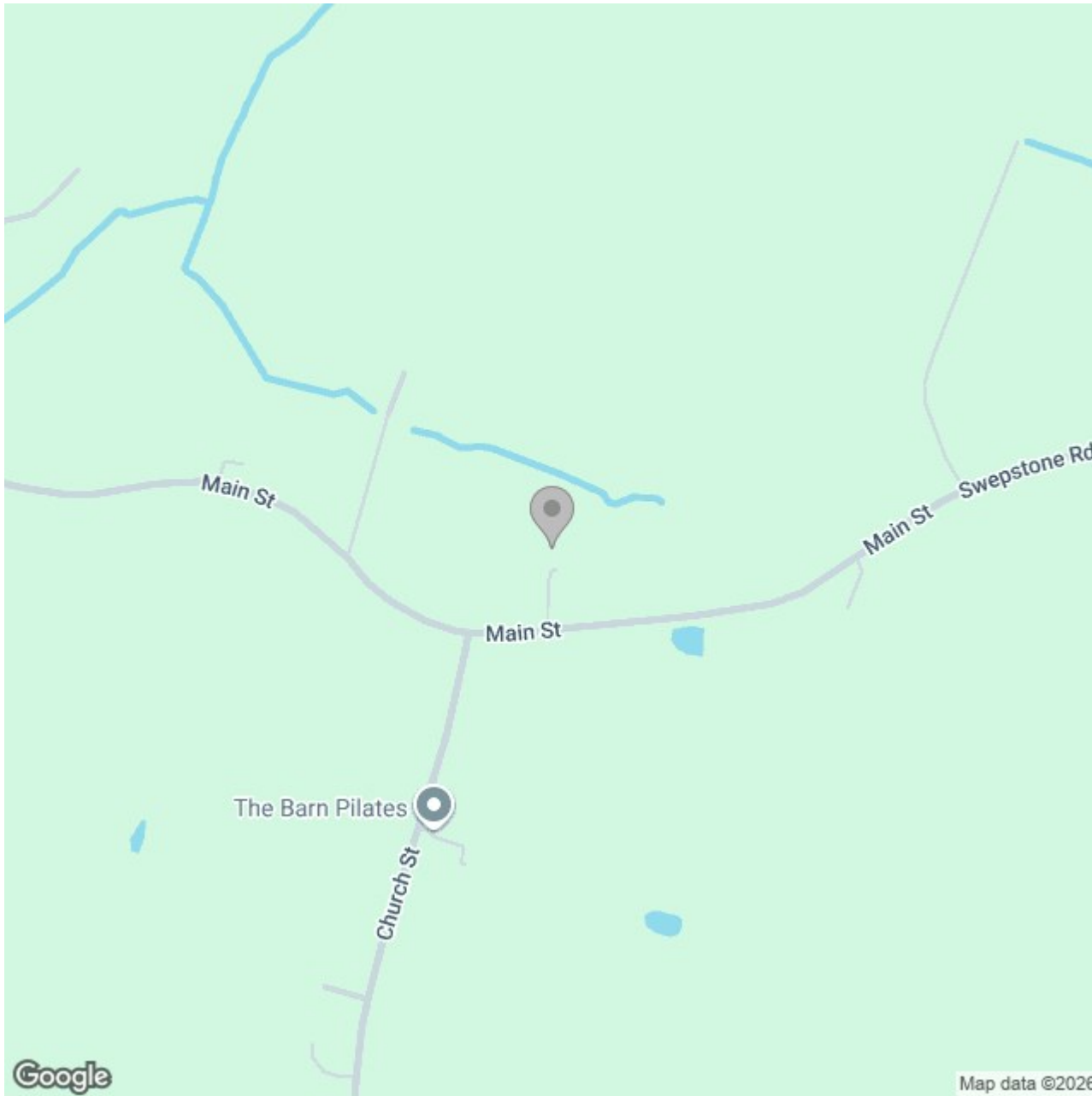
(1) Excluding balconies and terraces

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	