

JAMES
SELICKS



128 Main Street

SWITHLAND, LEICESTERSHIRE

128 Main Street
Swithland
Leicestershire
LE12 8TJ

A beautiful, stone and slate built, four bedroom cottage with slate roofing, now in need of some modernisation, located within this prime conservation village.

Entrance hall • cloakroom • study • kitchen • sitting/dining room • four bedrooms • bathroom • car port • utility cupboard • single garage • beautiful lawned rear gardens • greenhouse • EPC - E

Location

Swithland is one of Charnwood's most sought-after villages, offering a very popular primary school and an abundance of sporting and leisure facilities including golf at Rothley Park and Longcliffe. Situated in the heart of Charnwood Forest, the area is renowned for its scenic countryside, as well as easy access into both Loughborough and Leicester. A more comprehensive range of amenities can be found within nearby Quorn and Rothley, with the M1 motorway intersection point at Markfield and popular schooling at the Loughborough Endowed schools further adding to the area's appeal.

Accommodation

The property is entered via a canopy porch and wood and single glazed paned front door into the entrance hall, housing a cloakroom with a WC and wash hand basin, and the stairs to the first floor with a useful understairs cupboard beneath. The study has a feature open fire (not in use) with a wooden beam mantel, ceiling coving, a single glazed bay window to the front elevation and a further single glazed to the rear elevation. The spacious sitting/dining room has a lounge area with an exposed wooden beam, a feature decorative fire surround, small understairs storage space, a built-in corner cupboard and an arch through to the dining area, enjoying an abundance of natural light by virtue of large single glazed picture windows overlooking rear garden and uPVC patio doors leading onto the garden. The kitchen has a bay single glazed window to the front elevation, a further single glazed window to the car port and a good range of eye and base level units and drawers, a stainless steel sink and drainer unit with mixer tap over, tiled splashbacks, a four-ring gas hob, integrated Beko oven set within a brick Inglenook, ample white appliance space for fridge, freezer and dishwasher and tiled flooring.

To the first floor is a landing housing a useful large built-in cupboard and further eaves storage. The master bedroom has a secondary glazed window to the front elevation and two built-in wardrobes. Bedroom four (currently used as a gym) has a built-in cupboard and a secondary glazed window to the front elevation.





The bathroom has an exposed wooden beam, a secondary glazed window to the rear elevation, houses the built-in airing cupboard and provides a three piece suite comprising a double shower enclosure, a pedestal wash hand basin and an enclosed WC, a chrome towel rail and. Bedroom three has a secondary glazed window to the front elevation, a built-in cupboard and grey laminate wood effect flooring. Bedroom two is a good-size and has exposed wooden beams and a secondary glazed window to the front elevation.

Outside

To the side of the property is a car port providing parking for two cars, access into the kitchen and housing a large storage/utility cupboard with plumbing for an automatic washing machine. Wrought iron gates to the rear of the car port lead to the single garage. To the rear of the property are beautiful gardens, mainly laid to lawn with a huge variety of shrubs, plants and trees, a greenhouse, feature slate walls, an exposed stream to the very rear of the plot, hedged and fenced boundaries.

Tenure:Freehold

Local Authority: Charnwood Borough Council

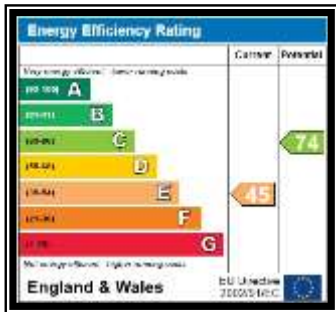
Tax Band: F

Satnav Information

128, LE12 8TJ







128, Main Street, Swithland, Leicestershire LE12 8TJ

Total Approximate Gross Internal Floor Area

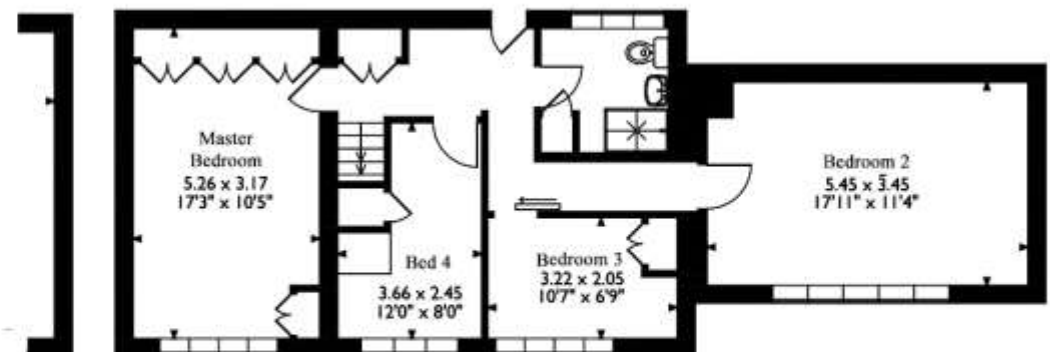
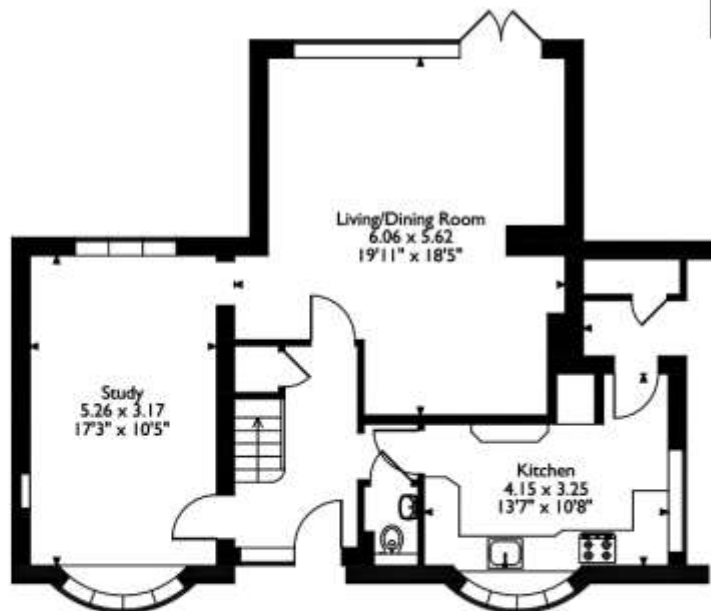
House = 1798 SQ FT / 167 SQ M

Garage = 258 SQ FT / 24 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.



Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesseilicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesseilicks.com



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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