



## Shooting Box

Swadlincote



# Shooting Box

## Swadlincote

- Detached family home in rural setting
- Open plan living/dining/kitchen
- Two further reception rooms
- Five bedrooms and a family bathroom
- Principal bedroom with dressing area and en suite
- Second bedroom with en suite
- Gated driveway with ample parking
- Large gardens with open countryside views
- Outbuildings and garaging ideal for storage
- EPC Rating E (50) / Council Tax NWLDC Band E

### General Description

Alexanders of Ashby De La Zouch are pleased with the instruction of this individual old gamekeepers lodge in the quintessential village of Chilcote. The property boasts a wealth of accommodation making it a wonderful space to enjoy family living.

### Location

Chilcote is a warm and friendly village situated on four county borders, joining Warwickshire, Staffordshire, Leicestershire, and Derbyshire. It is a lovely settlement village in the Leicestershire countryside close to Ashby de la Zouch. It is also positioned in a superb catchment area for Ashby Schools and conveniently placed for Twycross House School, Dixie Grammar School, and the Loughborough Endowed Schools.





## Accommodation

Internally the property extends to circa 2500 square feet of living space, the heart of the home is an open plan living/family room with flagstone flooring and double aspect log burner inset fireplace. The generous kitchen offers a perfect setting to enjoy as a family or be the envy of your friends and opens to the generous dining area. The garden room is an additional space currently utilised with a pool table but could be used to create a play area for younger children. There is also a wc cloakroom to the ground floor.

To the first floor there are five bedrooms and a family bathroom. The principal bedroom suite benefits from a spacious en suite and dressing room. Bedroom two also has en suite facilities.

Externally the property is approached through electrically operated gates into the large, gravelled parking area. There are generous sized gardens surrounded by open countryside and are mostly laid to lawn with mature shrubs and borders. There is also detached double garage, outbuildings with recently converted wet room and a games room, perfect for storage or further enhancement.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

## Tenure

Freehold.

## Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band E.

## Measurements

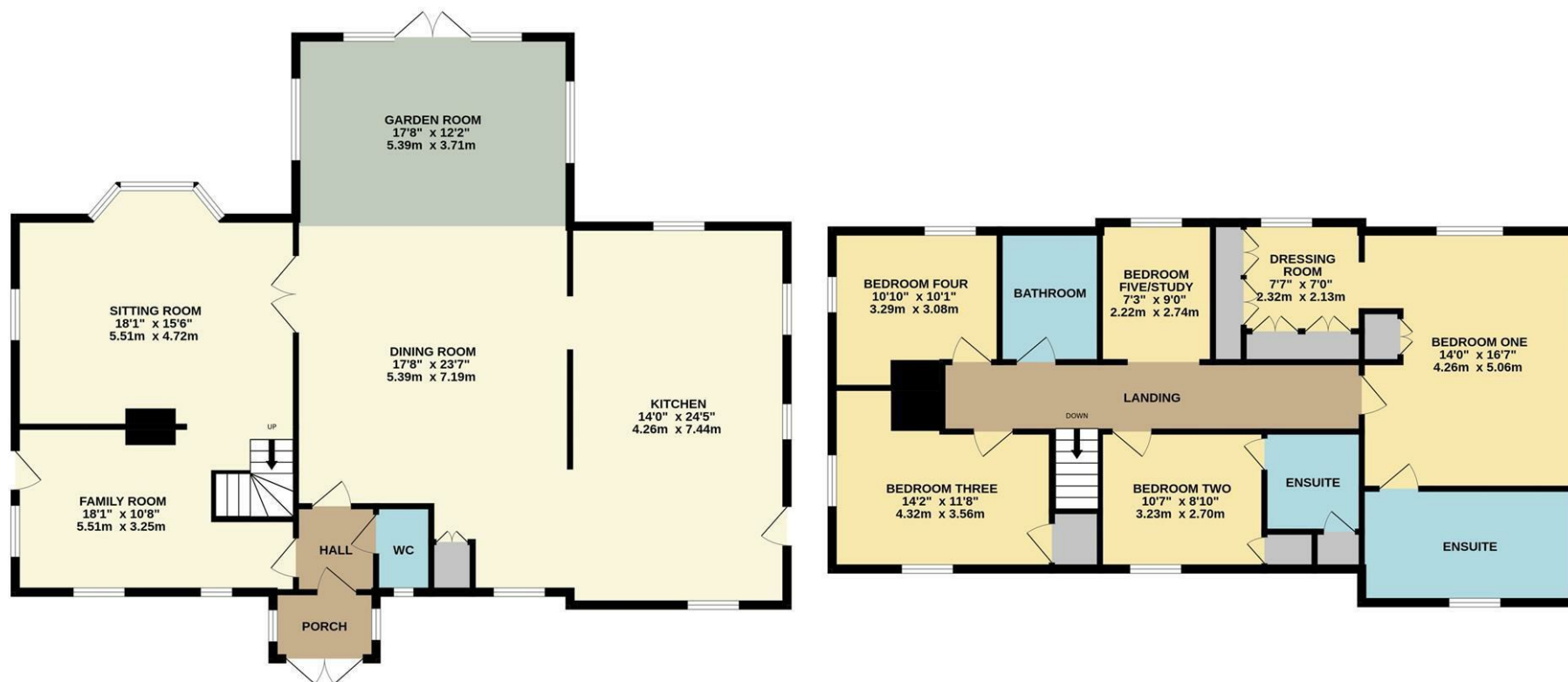
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







TOTAL FLOOR AREA : 2518 sq.ft. (233.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



Viewing by appointment only

**Alexanders**

22 Market Street  
Ashby-de-la-Zouch  
LE65 1AL

Telephone Sales: 01530 413126  
Email: ashby@alexanders-estates.com

## Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

