



20 Hough Hill

Swannington | LE67 8RE | Guide Price £475,000

ROYSTON
& LUND

- Guide Price of £475,000 - £500,000
- En suite to the Principle Bedroom, Further Family Bathroom and downstairs WC
- Galleried Landing/Further Sitting Area with Eaves Storage in The Dormer
- Integral Garage with Plumbing and Electric Currently used as a Utility Area
- Recently Installed Boiler
- Four Bedroom Individually Designed Detached Home
- Living Room, Raised Dining Area with Patio Doors to the Patio and Garden
- Immaculately Presented Throughout
- Stunning South/West Facing Rear Garden
- EPC Rating D, Freehold, Council Tax Band E





A beautiful, individually designed detached family home in Swannington that has stunning countryside views at the rear. Set back from the road with off street parking and an integral garage to the front.

Entering through the porch and into the hallway, there is an arch into the living area and further access to the kitchen with it's views of the south/west facing garden. The lounge offers is a generous living space that features a gas burner and wraps around into a raised dining area with French Doors to the rear patio and garden. The kitchen benefits from a range of fully integrated appliances including a fridge, freezer, double oven, hob, extractor fan and dishwasher. The kitchen leads to the rear lobby with access to the downstairs cloakroom, garage and the rear garden. The garage has a utility area with a range of wall and floor units a sink and plumbing for a washing machine and tumble dryer. The boiler, recently installed, is also in the garage.

To the first floor there is a galleried landing/third sitting room with full width eaves storage in the Dorma which is fully insulated and boarded. There are four well-proportioned bedrooms and a three-piece shower room with access to loft storage. The main bedroom features built in wardrobes, airing cupboard and a three-piece en-suite bathroom. There is also built in wardrobes in the bedroom to the rear of the property. Views from the bedrooms at the rear, stretch over the garden and countryside beyond.

Outside, there is a generous landscaped garden with a patio that runs the full width of the property, raised lawn, mature shrubs and a further levelled patio area, south/west facing, perfect for evening entertaining and relaxing. There is direct access to the fields behind with stunning countryside walks to Coleorton.

A viewing is highly recommended.





EPC

Energy Efficiency Rating

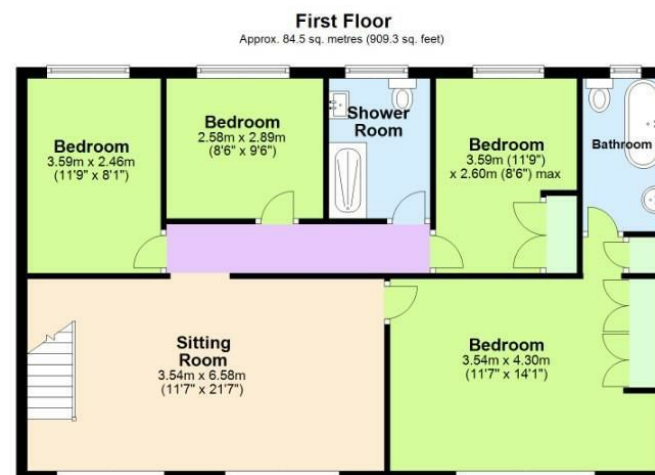
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	80

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 179.4 sq. metres (1931.3 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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.

ROYSTON
& LUND