



**Burtens Lane, Swannington, Coalville**

**welcome to**

## **Burtens Lane, Swannington, Coalville**

A charming two-bedroom home with an open living/dining area, kitchen, character features, an attractive garden and welcoming elevated outdoor space with far reaching views over greenery.

### **Entrance**

Entrance to the property is via a upvc stable door which leads into the kitchen.

### **Lounge**

11' 7" x 10' 8" ( 3.53m x 3.25m )

The lounge has new double glazed French doors to the rear, a log burner fitted with a brick surround, wooden beams to the ceiling, wooden flooring, cast iron radiator and an opening to the dining room.

### **Dining Room**

8' 6" x 11' ( 2.59m x 3.35m )

The dining room has a double-glazed window to the front elevation, a radiator and stairs rising to the first floor.

### **Kitchen**

12' 1" x 9' ( 3.68m x 2.74m )

The kitchen is fitted with a range of oak base and wall mounted oak units, gas hob and cooker, cast iron radiator and a Velux skylight. The kitchen offers access through to the bathroom and has views overlooking to the rear garden.

### **Bathroom**

The bathroom is located on the ground floor has a three-piece suite comprising of a double shower, low level wc and hand wash basin, a upvc double glazed window to the side elevation, ceiling spotlights and an extractor fan.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first-floor rooms.

### **Bedroom One**

12' x 10' 7" ( 3.66m x 3.23m )

Bedroom one has carpeted flooring, cast iron radiator, USB sockets and a fitted cupboard.

### **Bedroom Two**

10' 2" x 8' 8" ( 3.10m x 2.64m )

Bedroom two has carpeted flooring, cast iron radiator, storage units and a double-glazed window to the front elevation.

### **Outside**

The rear garden has been thoughtfully designed to offer the perfect setting for relaxing and entertaining all year round. A raised timber deck leads to an attractive wooden pergola, complete with a gas fire, outdoor lighting, speakers and Sky Broadband! A high degree of privacy is offered with a variety of mature shrubs, planting beds and seating areas, creating a wonderfully established and tranquil environment, Beyond the decked entertaining area is a generous lawn extending to the rear boundary, where the garden benefits from delightful open views of greenery. To the side of the property there is a paved path leading to the main entrance.





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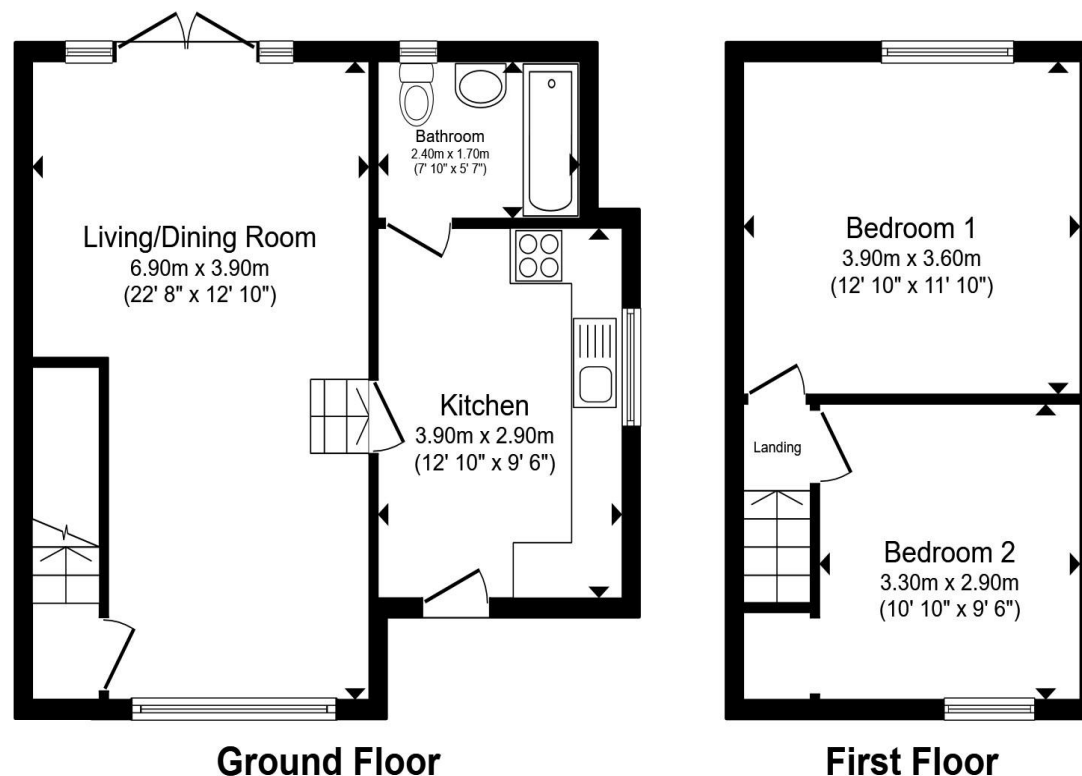
## Burtons Lane, Swannington, Coalville

- Elevated position with far reaching views over greenery
- Welcoming entrance with covered porch
- Character features throughout
- Open plan Living and Dining area with access to the rear garden
- Stylish family bathroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers in the region of

**£210.000**



Total floor area 71.7 m<sup>2</sup> (772 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LBH115743 - 0003

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