

37 Main Street, Swannington, LE67 8QJ

Asking price £400,000

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Brief Description

An IMPRESSIVE AND EXCEPTIONALLY SPACIOUS six-bedroom, three-storey semi-detached family home, offering versatile accommodation, multiple reception rooms and fantastic facilities both inside and out. Dating back to 1905, this substantial property provides an ideal opportunity for growing or multi-generational families, with plenty of room for everyone to enjoy.

The ground floor welcomes you with an attractive entrance hall, leading to a GENEROUS LIVIING ROOM WITH BAY WINDOW and wood-burning stove, a separate dining room and a dedicated cinema room complete with projector, screen and surround sound. To the rear is a SUPERB OPEN PLAN KITCHEN, living and dining space, featuring contemporary grey and royal blue cabinetry, a central island with breakfast bar and double Belfast sink, Range Master cooker, walk-in pantry and plenty of natural light. A separate utility room and ground-floor WC add further practicality.

The first floor offers five well-proportioned bedrooms, TWO BEDROOMS BENEFITING FROM EN-SUITE BATHROOMS, alongside a contemporary family bathroom. A further double bedroom occupies the second floor, providing excellent flexibility for larger households, guests or home working.

Externally, the property boasts a SUBSTANTIAL REAR GARDEN arranged over multiple levels, with extensive block-paved patio areas, shaped lawns and pathways. A FANTASTIC GARDEN ROOM/SUMMER HOUSE provides an additional entertaining space, complete with built-in bar, sink, WC, lighting and electric fire. To the front, there is OFF ROAD PARKING FOR MULTIPLE VEHICLES.

Offering an outstanding amount of space, a wealth of versatile accommodation and scope for further enhancement, this is a fantastic opportunity to acquire a substantial family home where space, flexibility and entertaining are all in abundance. An early viewing is highly recommended to fully appreciate everything on offer.





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ON THE GROUND FLOOR

Entrance Hall	
Living Room	11'6" x 14'1" (3.51 x 4.3)
Dining Room	10'9" x 13'1" (3.3 x 3.99)
Kitchen Diner	9'1" x 18'4" (2.78 x 5.6)
Family Area	10'10" x 21'1" (3.31 x 6.44)
Utility/ WC	7'4" x 7'1" (2.24 x 2.17)
Cinema Room	14'0" x 19'7" (4.27 x 5.97)
Storage Room	8'7" x 6'3" (2.63 x 1.92)

ON THE FIRST FLOOR

Landing	
Master Bedroom	11'6" x 11'10" (3.53 x 3.63)
En-Suite	3'7" x 7'7" (1.11 x 2.32)



Bedroom Two	9'9" x 12'1" (2.98 x 3.7)
En-Suite	3'10" x 12'1" (1.19 x 3.69)
Bedroom Four	13'11" x 10'2" (4.25 x 3.1)
Bedroom Five	9'7" x 9'1" (2.94 x 2.77)
Bedroom Six	6'11" x 10'9" (2.12 x 3.28)
Bathroom	6'11" x 10'9" (2.12 x 3.28)
ON THE SECOND FLOOR	
Landing	
Bedroom Three	11'1" x 15'10" (3.39 x 4.83)
ON THE OUTSIDE	
Rear Garden	
Driveway	
Garden Room	15'7" x 12'1" (4.77 x 3.7)

Key Features

- Six-Bedroom Semi-Detached Family Home
- Open-Plan Kitchen, Living & Dining Area
- Multiple Reception Rooms
- Substantial Multi-Level Rear Garden
- Off-Road Parking For Multiple Vehicles
- Two En-Suite Bedrooms
- Dedicated Cinema Room With Projector
- Ideal For Multi-Generational Families
- Fantastic Garden Room/Summer House
- Virtual Property Tour Available




MANDALORIAN
GAME OF THRONES


Get Naked
Lovely bum

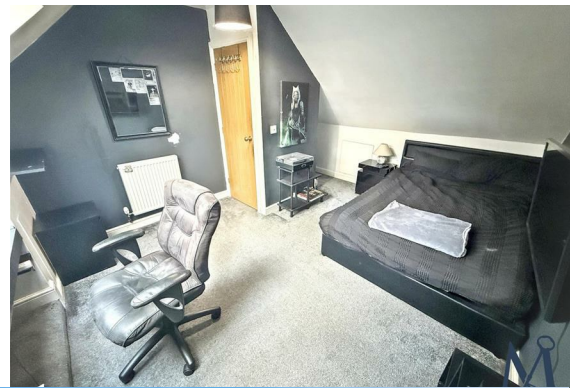





Get Naked
GET NAKED







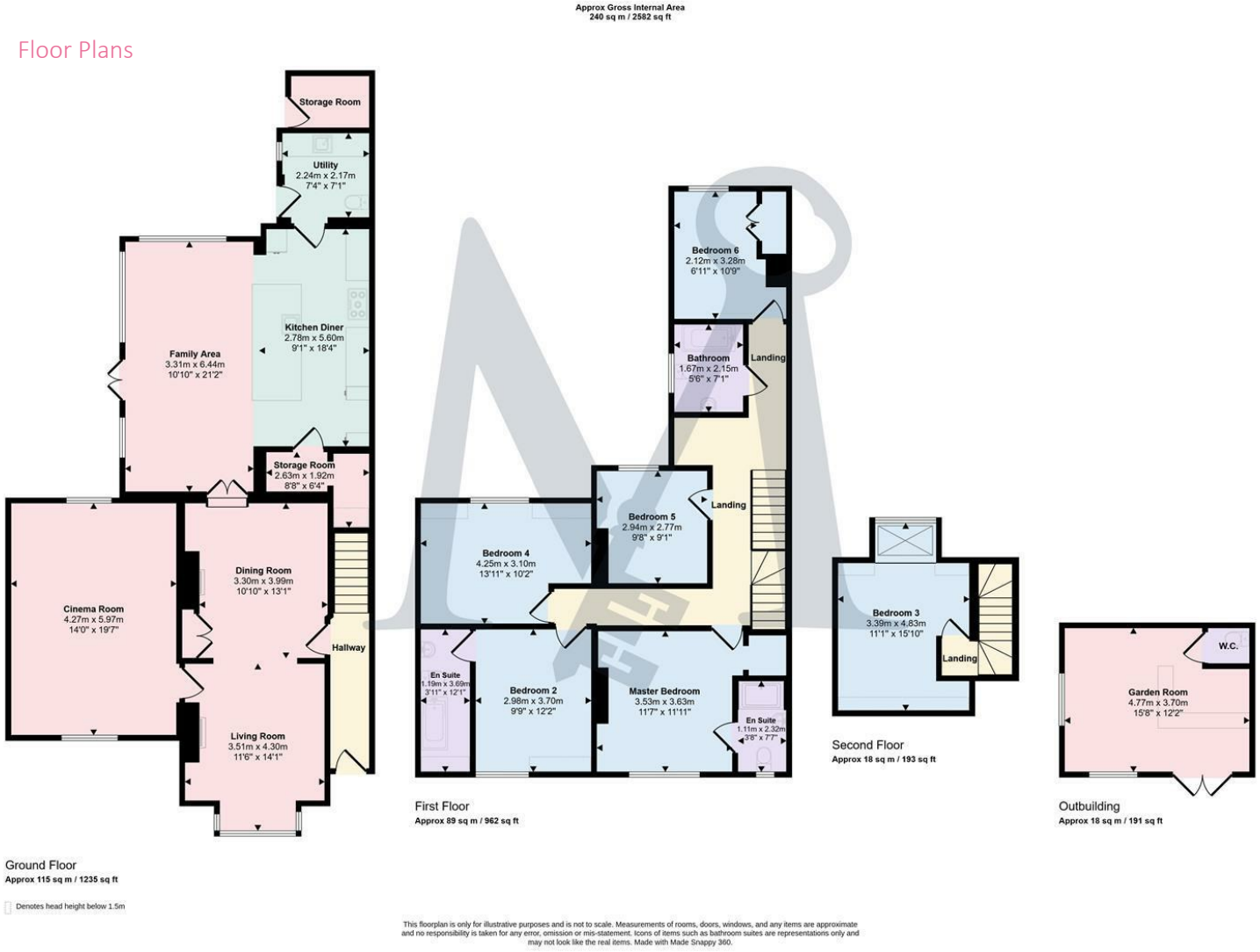

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BROWN
ALE



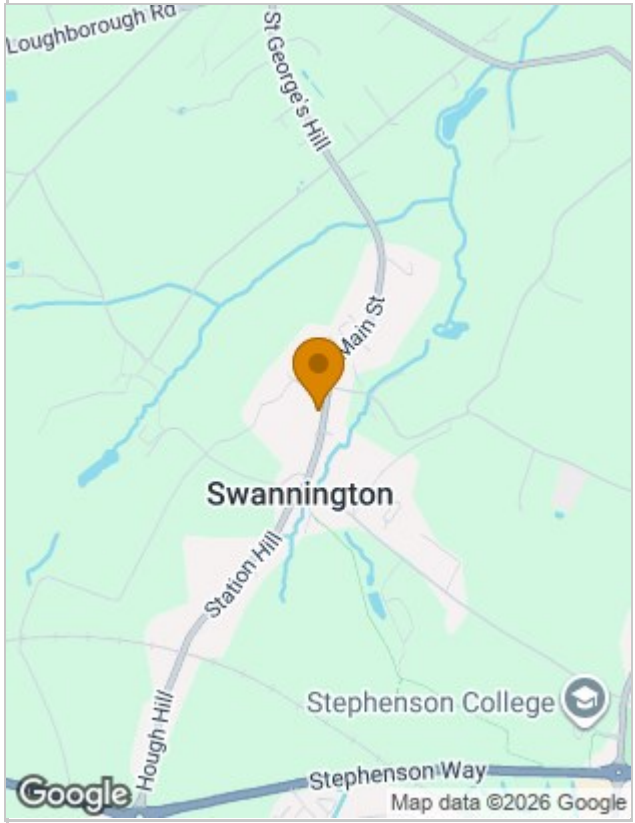



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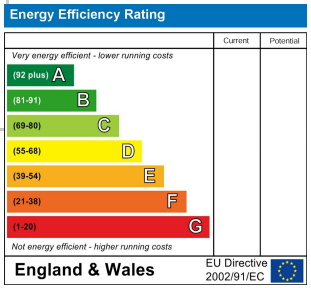
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Maynard Estates Office on 01530 682886
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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