

Primrose Cottage Fir Tree Lane, Swinford

In Excess of **£395,000**

ANDREW GRANGER & CO

Part of SHELDON BOSLEY KNIGHT LAND AND PROPERTY PROFESSIONALS

Primrose Cottage Fir Tree Lane

Swinford, Lutterworth

Recently built four-bedroom home in Swinford. Modern high-quality finish, spacious living areas, en-suite, utility, and study. Great village location with excellent transport links.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: C

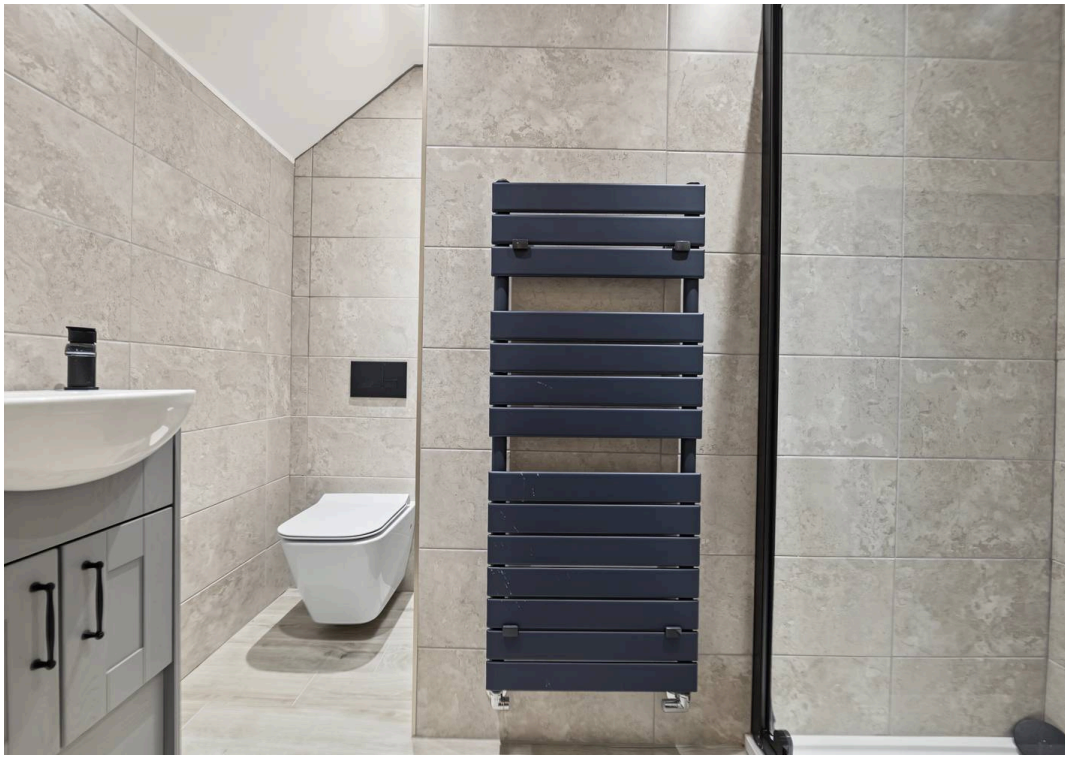
- No Upward Chain
- Recently Constructed Individually Built Home
- Finished To A Modern And High Standard Throughout
- Spacious Open Plan Lounge/Dining Room
- Modern Fitted Kitchen With Separate Utility Room
- Four Bedrooms, Including Versatile Study/Bedroom Four
- Principal Bedroom With En-Suite
- Popular Village Location With Excellent Commuter Links

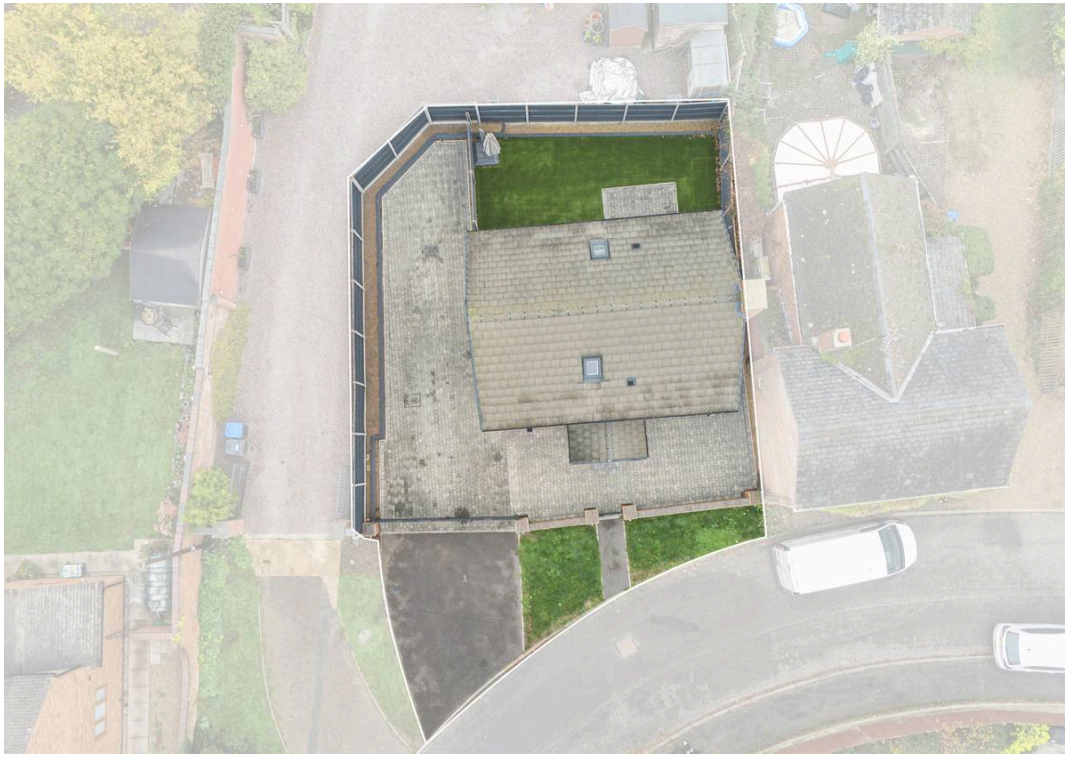




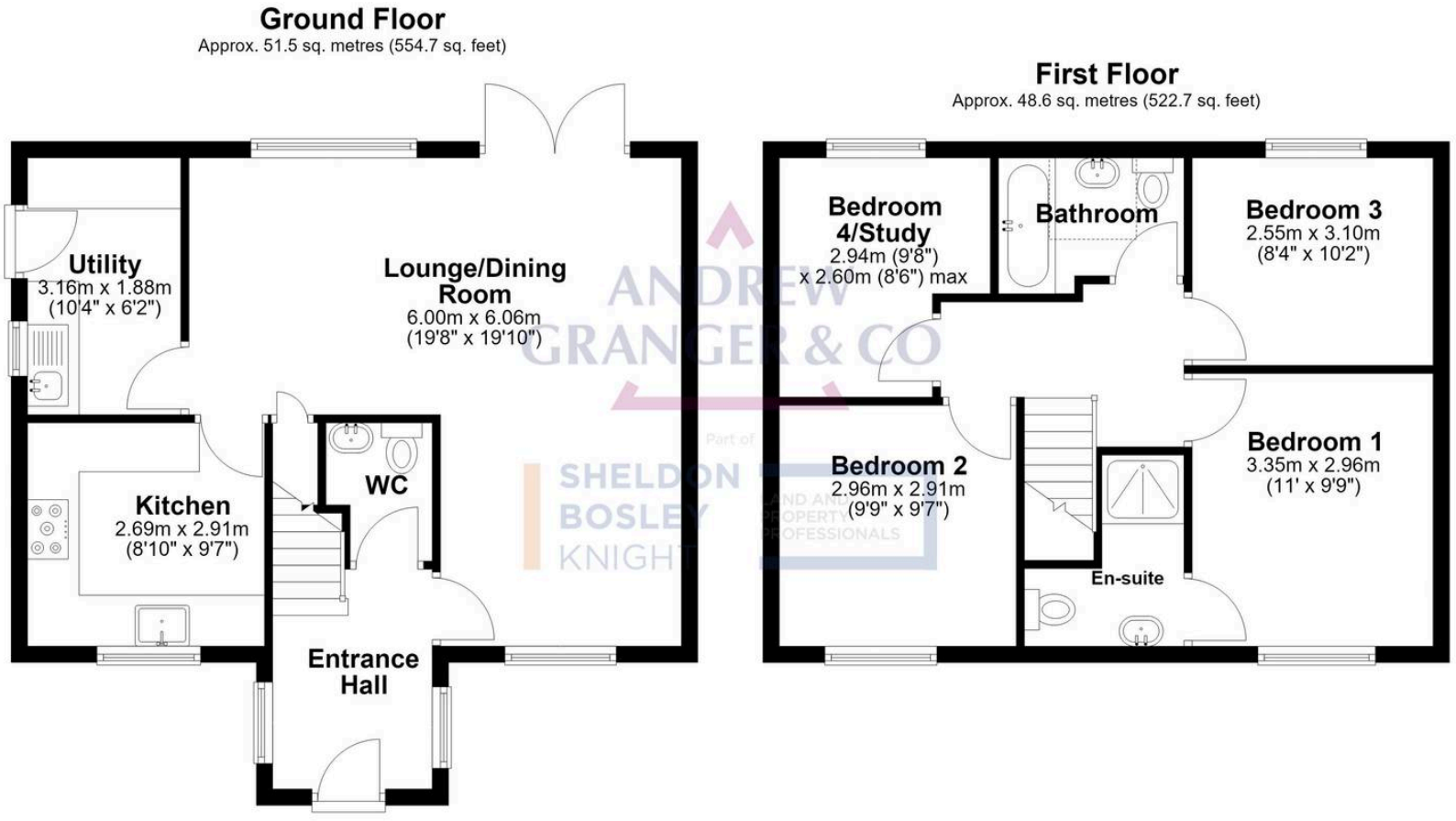












Total area: approx. 100.1 sq. metres (1077.5 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Andrew Granger & Co (Part of Sheldon Bosley Knight)

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Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.