



Croft Cottage 2 The Orchard

, Swinford, LE17 6BX

£1,275 PCM



IF YOU WOULD LIKE TO BOOK A VIEWING PLEASE CLICK THE BUTTON WITH THE EMAIL (ENVELOPE) LOGO TO REGISTER YOUR INTEREST.

Available from 24th August 2025!!

Two double bedroom semi-detached house situated on a small individual development on the edge of the village of Swinford, with off-road parking for two cars and a single garage.

Pets may be allowed but please note, there will be an additional £50 per pet per month, payable on top of the rent, for allowing a pet on the tenancy.



Unfurnished Accommodation: Entrance hall, open plan living area/kitchen, cloakroom/wc, two double bedrooms, en-suite shower room to master, family bathroom, garage and off-road parking for two cars. Energy Rating B. Council Tax Band B.

The property benefits from double glazing, oak doors, grey carpets, blinds and curtains, underfloor heating to the ground floor, ground source heat pump, radiator heating to first floor, security alarm and a garage with electronically operated door with a double width block paved driveway adjacent. The village is ideally located for access to the M1, M6, A14, A5 and Rugby railway station.

The front door opens into the entrance hall which has luxury wood effect flooring, stairs to the first floor and doors to all ground floor rooms. The cloakroom has a white suite with grey ceramic tiled flooring. The kitchen area measures 11'6 x 7'10 with grey tiled flooring and opens into the lounge area (15'6 x 9'4) with grey carpet, a window and a French door leading to the rear garden and an under-stairs storage cupboard. The kitchen has grey units with Siemens appliances including an induction hob, electric eye level oven, integrated dishwasher and a fridge freezer.

On the first floor there are two double bedrooms and a family bathroom which has a white suite, grey tiled floor and a Velux window. The master bedroom has double oak wardrobe doors and a further cupboard over the head of the stairs. A door leads to the en-suite which has a shower cubicle, vanity basin with gloss fronted storage drawers below, wc, heated towel rail and grey tiled flooring. The second bedroom measures 10'9 x 8'6 with a built-in wardrobe.

The rear garden has a paved patio, lawn, pedestrian door leading into the garage which has power and light connected and a pedestrian gate giving access to the front of the property.

Area Map



Energy Efficiency Rating

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 98 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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