

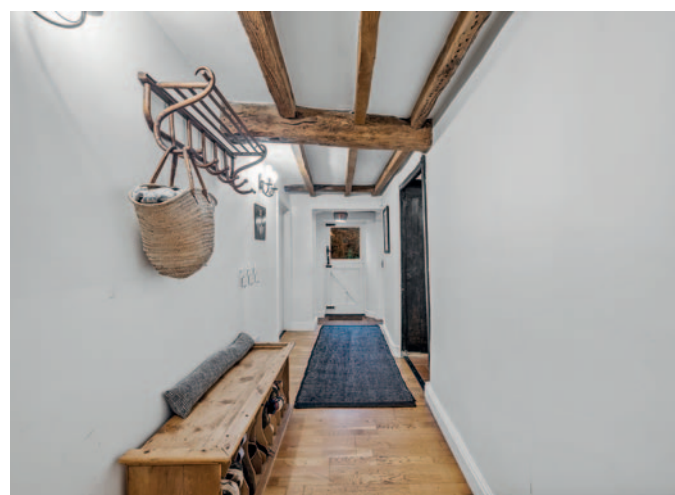


59 SWINGBRIDGE STREET

FOXTON, LEICESTERSHIRE



KING WEST



KING WEST

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Offices: Market Harborough • Stamford



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*A timeless character home with historic charm,
modern comfort, and idyllic canal-side living.*

59 Swingbridge Street

Foxton, Leicestershire, LE16 7RH

Market Harborough 4 miles (with HST to St Pancras International),
Leicester 13 miles (with HST to St Pancras International).
(All distances approximate)

- Historic Cottage with Period Character Throughout
- Two Feature Inglenook Fireplaces
- Sitting Room
- Open-Plan Living Kitchen
- Four Bedrooms, One with Ensuite
- Family Bathroom
- Utility Room & WC
- Cottage Garden with Direct Access to Grand Union Canal
- Driveway & Garage/Car Port
- Outbuilding/ Former Studio

Nestled in the sought-after village of Foxton, this semi-detached cottage offers a rare combination of period features, contemporary amenities, and lifestyle opportunities.

Situation

59 Swingbridge Street is situated on one of the most sought-after village lanes in the popular south Leicestershire village of Foxton. Foxton is one of the region’s most desirable villages, renowned for its historic charm, community spirit, and access to countryside walks and canal-side pathways. The property offers a tranquil rural setting while remaining within easy reach of local amenities and transport links. The area is well known for its scenic quality and Foxton Locks are also located nearby. It has 2 public houses, a Parish church, village hall, nursery, primary school and tennis club.

The town of Market Harborough is set some four miles away to the south and contains a good range of everyday shopping facilities, together with a commercial centre, theatre, leisure centre and golf club. The city of Leicester to the north provides a more extensive array of commercial, shopping and leisure facilities.

Communications to the area are excellent. With good links to Leicester, Peterborough, and Kettering. The A14 is set some fourteen miles to the south and the M1 is available at Junctions 20 and 21 to the west. A mainline rail service connects with London St Pancras from Market Harborough in just over the hour.

Sporting and recreational activities are also well catered for in the area. Golf at Leicester and Market Harborough. Water sports, including sailing and fishing, on Rutland Water, near Oakham and fishing on Eyebrook Reservoir near Uppingham. Educational establishments nearby are renowned with preparatory and primary education at Foxton, Brighthurst, Leicester Grammar, Oakham and Stamford, whilst secondary education is available at Market Harborough, Uppingham, Oakham, Stamford, Oundle and Leicester Grammar.

The Property

Nestled in the sought-after village of Foxton, this semi-detached cottage offers a rare combination of period features, contemporary amenities, and lifestyle opportunities. Dating to circa 1777, the property is rich in heritage, with oak beams, brace-and-latch doors, and Inglenook fireplaces. Set over three floors, it is full of light, character, and versatility—ideal for families, professionals, or those seeking a tranquil village retreat.

The cottage opens through a timber front door into a welcoming entrance hall. To the left, a dual-aspect sitting room provides a perfect mix of light and warmth, with French doors leading to the garden and a feature Inglenook fireplace and gas coal-effect burner.

At the heart of the home is a generous open-plan kitchen and living area, complete with quarry-tiled floors, space for appliances including an integrated dishwasher, and a cosy Inglenook fireplace with gas coal-effect burner, blending historic charm with contemporary functionality. The kitchen easily allows for dining and living options providing a social and functional space. Further to the ground floor is a useful utility room, guest cloakroom and access to the rear garden.

Upstairs, the master suite is a serene retreat with exposed floorboards, built-in wardrobes, and a private en-suite shower room. Three further bedrooms feature timber floors, exposed brickwork, and charming built-in cupboards, offering a sense of history and warmth throughout. A well-appointed family bathroom completes the accommodation, while the second-floor bedroom enjoys eaves with character, ideal as a private guest suite.

Outside

The property, framed by roses, is set behind a classic picket fence with lawned foregarden and mature planting, a driveway, and a garage/carport. The south-east facing rear garden is tiered, with paved and decked seating areas surrounded by year-round planting, providing a peaceful, private sanctuary. A gate at the rear opens onto the Grand Union Canal towpath, offering scenic walks and a connection to nature.

General Remarks

Viewing

The property may only be inspected by prior arrangement through King West. Tel: 01858 435970.

Council Tax Band

Council Tax Band - F

Local Authority

Harborough District Council

Services

Mains connected water, electricity and drainage. Gas Fired Central heating. None of the services have been tested by the agents.

EPC Rating

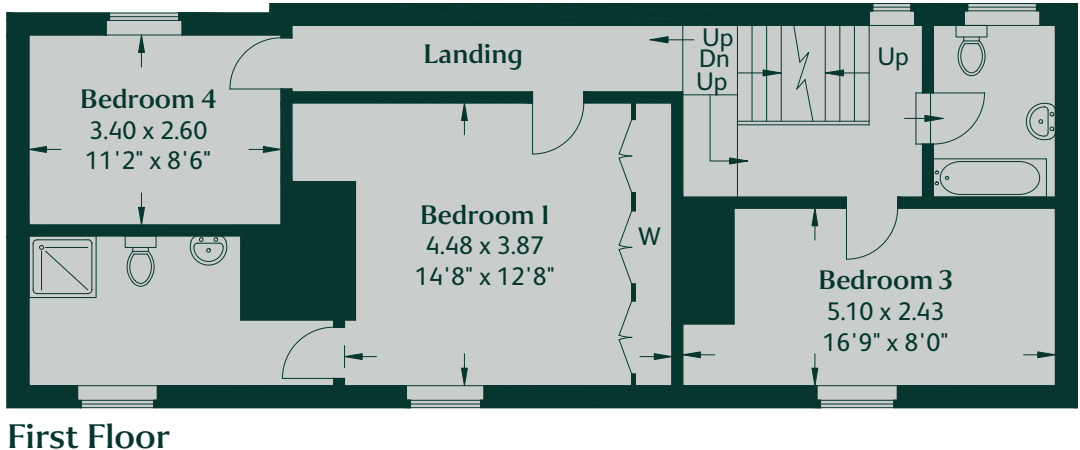
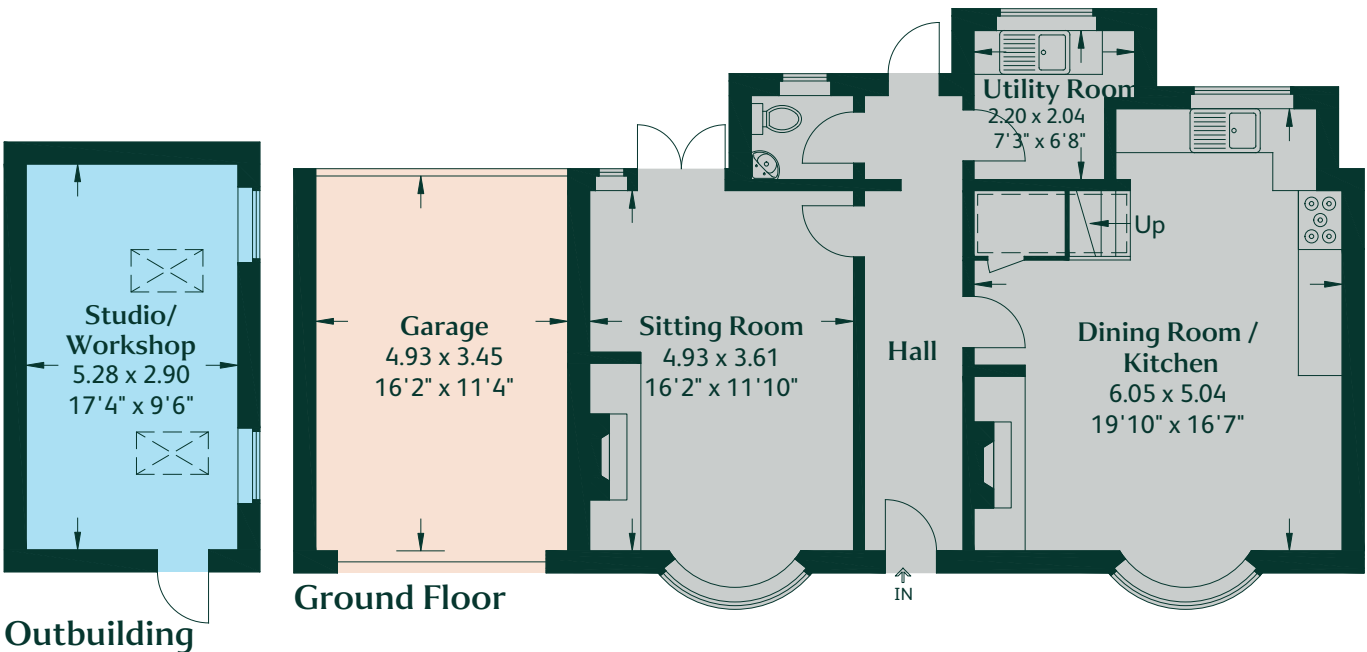
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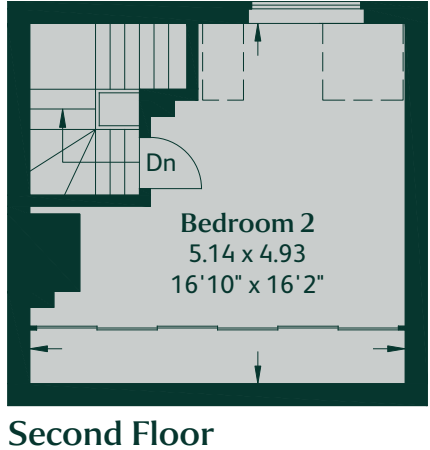
Floorplans

Approximate Gross Internal Area = 156.49 sq m / 1684.44 sq ft
Garage = 17.70 sq m / 190.52 sq ft
Outbuilding = 15.31 sq m / 164.80 sq ft
Total Area = 189.50 sq m / 2039.76 sq ft



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