



Newton Road  
Heather  
LE67 2RD

£625,000

WITH A CONTEMPORARY open plan design & a LUXURY HIGH SPECIFICATION finish, this BRAND NEW 5 bedroom, 3 reception room, 3 bathroom DISTINCTIVE FAMILY HOME will enjoy a spacious VERSATILE INTERIOR of 2297 Sq Ft, occupying a wonderful PLOT & POSITION in the centre of the village, Part Exchange Considered



# Property Features

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- New Build
- Distinctive Home
- High Specification
- 2201 Sq Ft
- 10 Year NHBC
- 5 Bedrooms
- 3 Reception Rooms
- Open Plan Kitchen
- 3 Bathrooms
- Landscaped Garden

## Full Description

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Reserve your plot today and embrace country living in this popular and most accessible village location in the heart of the North West Leicestershire countryside, with this brand new bespoke development of just three properties quietly positioned in the heart of Heather village centre on Newton Road.

With completion set for Spring 2024, the site will consist of two substantial 5 bedroom detached family homes and one 3 bedroom detached dormer property, all impeccably and thoughtfully designed under a 10 year NHBC guarantee, offering the best in modern day living with contemporary open plan designs with a high specification finish.

All properties will be energy efficient enjoying a zoned gas fired central heating system with underfloor heating to the ground floor, solar panels to the rear, and high quality

window fittings

**Plot 3** is a distinctive 5 bedroom detached family home offering a very spacious 2201 Sq Ft of versatile living space, designed with home entertaining in mind with the focal point being the large open plan living kitchen with bi-fold doors, utility room and a useful walk in pantry. With a spacious entrance hall, cloakroom/wc, lounge with log burner and the all important study for those working from home. The first floor will offer 5 good sized bedrooms, 2 en-suite and main family bathroom. With a part shared driveway there will be ample parking and access to the single garage.

Situated on Newton Road, the property is within walking distance of Heather's local amenities, including a vibrant village primary school, The Crown and Queen's Head pubs, Cattows Farm, St. John's football club and David Taylor Memorial Hall. More comprehensive facilities can be found in Ibstock (1.5 miles), Measham (4 miles), Coalville (5 miles) and Ashby de la Zouch (5 miles). The nearby M42 provides swift access to many towns and cities in the East and West Midlands. Countryside walks are on the doorstep, with the National Forest and Sence Valley Country Park also close by.

**TENURE** The property will be Freehold

**COUNCIL TAX** To be confirmed.









Total area: approx. 204.6 sq. metres (2201.9 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements