

Plot 3, Swepstone Road

Heather, Coalville, LE67 2RD

John German






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£625,000

The image shows a bright, modern interior of a house. On the left, there is a large, empty room with white walls and a light-colored tiled floor. In the background, a kitchen area is visible with grey cabinetry, a white countertop, and a sink. To the right, a large glass door or sliding door opens up to a paved patio area. The patio is bordered by a brick wall on one side and a wooden fence on the other. The overall atmosphere is clean and spacious.

This beautiful distinctive brand new home captivated by its attractive dormer windows offers spacious five bedroom, three bathroom living space ideal for any family buyer. On the ground floor you will find lounge and study/family room alongside a large feature L-shaped open plan contemporary kitchen dining room with sitting area, a utility and pantry plus lovely lawned gardens to the rear.

Nearing completion this beautiful brand new family home is one of just three bespoke properties that is set in the heart of the village of Heather, close to open countryside and the pretty Sence Valley Country Park. The property comes with the benefit of a 10 year NHBC warranty, high energy efficiency with zoned gas central heating system including under floor heating to the ground floor coupled with all the benefits of solar panels to the rear.

Heather is a small rural village and is due west of the town of Ibstock in the district of North West Leicestershire. With countryside surrounding the village you won't be short of activities to do, and you can finish with a hearty drink at the local pub to refresh. The school is extremely sought after for those with a family and for the commuter, access to the M42 is close by.

The property sits beautifully back from the road behind a sweeping stone chipped driveway which provides ample parking and access to the single garage.

An entrance door opens to reveal a spacious central hallway with staircase rising off. Arranged around you will find the principal accommodation which comprises a lounge with feature fireplace having inset log burning stove, a separate family room/study and the centre point of the home is no doubt the contemporary grey extensive fitted kitchen with integrated appliances, LED lighting and quartz countertops. The kitchen wraps around into a spacious dining/sitting area where bi-fold doors open back to reveal a large paved sunny patio and garden beyond.

Last but not least on the ground floor is a guests cloakroom, utility and walk-in pantry.

Upstairs on the first floor you will find there are five bedrooms, all an excellent size. Bedrooms one and two benefit from en suite shower rooms and the family bathroom has feature tiling and a white suite comprising WC, wash hand basin, bath and enclosed shower cubicle with mains shower above.

Returning outside to the rear where you will find excellent gardens laid mainly to lawn with large paved patio area and a single garage having an up and over pedestrian door leading out to the garden.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Agents Note: Under CPR guidelines we would like to inform you that it has come to our attention that the original undeveloped land did have patches of Japanese Knotweed on some of its boundaries. The site has undergone an exhaustive treatment programme of Japanese Knotweed eradication in 2019 with the complete removal of the soil and an installation of a vertical geo technical non permeable membrane by 'Practical Land Remediation Limited' who have issued a 10-year guarantee dated from 8/8/19 guaranteeing the site is free of Japanese knotweed in the effected areas . For more information, please feel free to speak to the team and we would recommend seeking professional advice to answer any technical questions- a link to their website is www.plrltd.com.

Property construction: Brick

Parking: Drive

Electricity supply:

Water supply:

Sewerage: Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: N/A – New build

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band TBC

Useful Websites: www.gov.uk/government/organisations/environment-agency

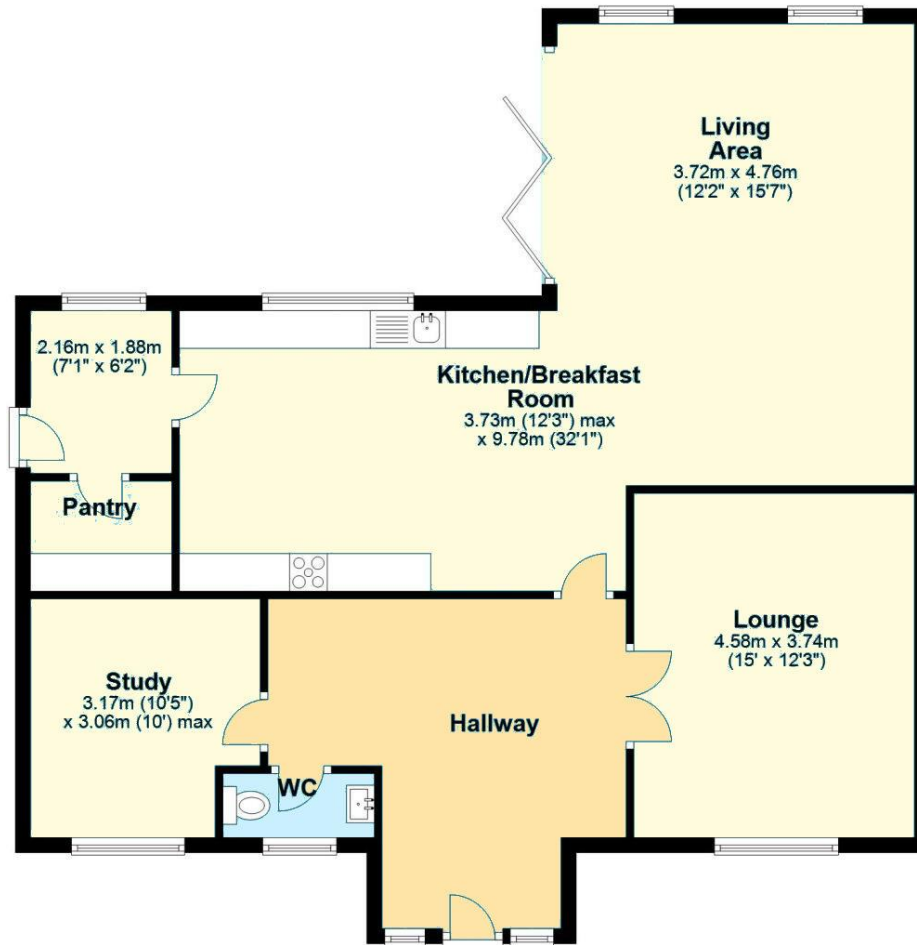
Our Ref: JG03052024

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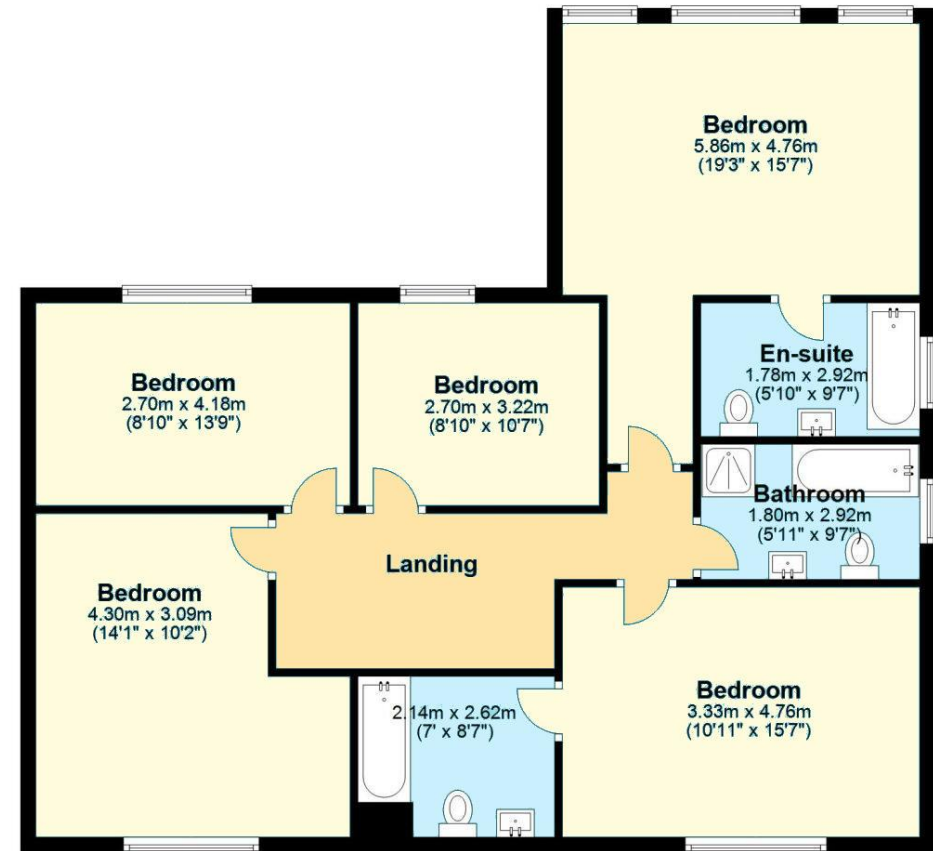




Ground Floor



First Floor



John German 
Estate Agents & Chartered Surveyors

AGENTS NOTE: MEASUREMENTS ARE TAKEN FROM WORKING DRAWINGS AND MAY DIFFER SLIGHTLY TO BUILD COMPLETE



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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AWAITING EPC MEDIA



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