

Plot 2, Swepstone Road

Heather, Coalville, LE67 2RD

John German






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£725,000



Enjoying an excellent village location is this brand new luxury bespoke home with spacious and stylish accommodation, thoughtfully designed and offering the best in modern day living with contemporary open plan design and a stunning atrium roof living dining kitchen with bi-fold doors at the heart of the home.

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.

If you are looking for a spacious family home with a versatile layout the look no further! Designed with family living and entertaining in mind the accommodation is centred around a breathtaking L-shaped open plan living dining luxury kitchen with integrated appliance and quartz countertops. Glazed feature atrium rooftop to the sitting area that also has bi-fold doors which fold back leading you outside to the sunny southerly facing gardens.

Arranged around the central hallway you will find dual aspect lounge with log burning stove, a family room/study, guest's cloakroom alongside a utility with walk-in pantry.

Set over the first floor are five double bedrooms, the two principal bedrooms both have en suite shower rooms and bedroom one also has a glazed Juliet balcony with double opening doors enjoying views across the rooftops to the countryside beyond.

The family bathroom is well appointed and has a bath, WC, vanity wash hand basin and a separate large shower cubicle with dual shower heads.

Outside the property sits back from the road behind a stone chipped driveway providing heaps of parking alongside access to the single garage.

To the rear are large lawned gardens with an extensive paved patio area enjoying a lovely sunny southerly aspect.

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

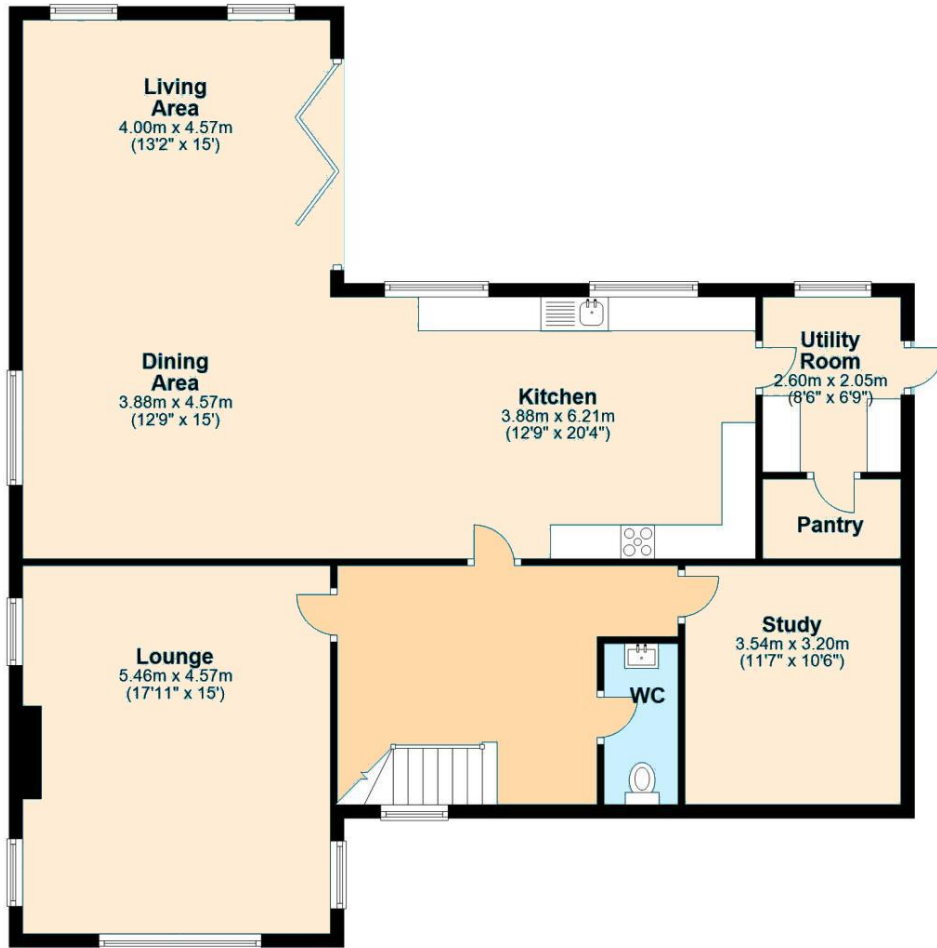
Our Ref: JG03052024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

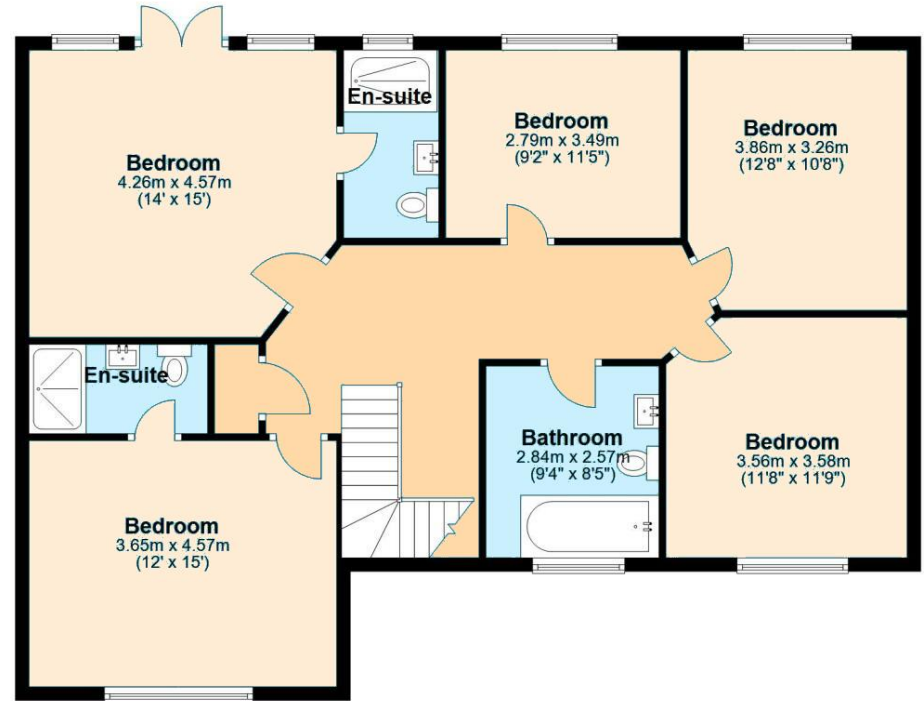




Ground Floor



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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