



Cortanis Lane, Desford, LE9

 3  2  1



£350,000



## Key Features

- Three Bedrooms (Main Bedroom With En-suite)
- Sought After 'Dukes Field' Miller Homes Development
- Still Under NHBC Warranty
- Family Room Extension
- Open Plan Kitchen Diner With Integrated Appliances & Island
- Landscaped Rear Garden
- EPC rating B







DREAM FAMILY HOME! - Perfect for growing families in search of more space, fall in love with this Miller Homes constructed three bedroom detached home situated within the popular 'Dukes Field' development in the sought after West Leicestershire village of Desford. Just over 3 years old and still under the NHBC warranty, the neutrally decorated, much improved and flexible layout includes an entrance hallway, ground floor WC, lounge, full width kitchen diner with built in appliances and island and open access through to the family room extension. Upstairs you will find three bedrooms (main bedroom with en-suite) and a re-fitted shower room. Occupying a desirable position with a play park and pond at the end of the road, the plot offers a tarmac driveway and single garage to the side as well as a landscaped rear garden. For those seeking village life with the added benefits of modern design features, an early viewing is strongly recommended!

### Ground Floor

A replaced front entrance door opens into the welcoming entrance hall presented with stylish vinyl flooring, offering a staircase rising to the first floor and access to a ground floor WC. The carpeted reception room is flooded with an abundance of natural light provided by a window overlooking the front elevation with made to measure blinds. Moving to the rear of the property you will find the full width kitchen diner fitted with a modern range of wall mounted and base units with complementary roll edge work surfaces, soft closing drawers, built in 'Zanussi' oven, 'Zanussi' hob with hood above, integrated 'Zanussi' dishwasher, washer dryer and fridge freezer, inset 1.5 sink and drainer and concealed boiler. Featuring an island, there is continuation of the stylish vinyl flooring, storage cupboard and open access to the family room extension with under floor heating, two velux windows and views of the garden, perfect for formal dining, use

as a playroom or further sitting space.

### First Floor

Moving upstairs you will find three bedrooms, the master bedroom benefiting from having access to its own contemporary shower room fitted with a three piece suite comprising a shower cubicle, wash hand basin and WC, with complementary tiling. Completing the upstairs is the family shower room which has been re-fitted with a three piece suite comprising a walk in shower room, wash hand basin and WC, with complementary tiling. There is also access to the insulated loft space via the landing as well as a useful storage cupboard.

### Outside

Occupying a desirable position on the popular 'Dukes Field' Miller Homes development on the outskirts of Desford, the property offers steps rising to the front door, with an established front garden and a tarmac driveway to the side providing off road parking and giving access to the single garage measuring 6.04m x 3.00m and boasting light, power and potential for further storage in the loft space. Gated access then leads through to the landscaped rear garden featuring planted borders, patio area to the far back ideal for outdoor sitting and entertaining. There is also outside lighting, timber shed, outside tap and outside power. Please Note: The sellers have made us aware that there will be an annual service charge for the up keep of the green areas on the development. The sellers have advised us that they pay £149.00 every six months. However it's imperative your conveyancer check and confirms this.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice









Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.





## Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

## Free Property Valuations

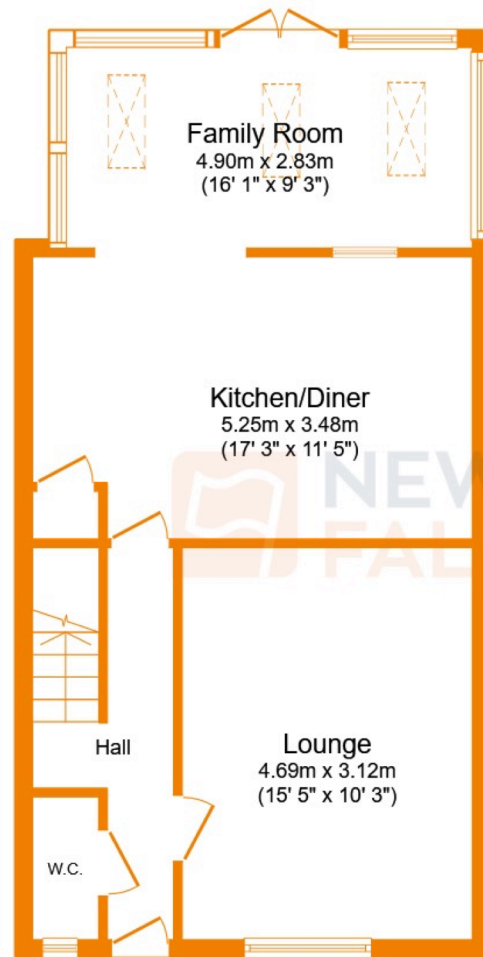
If you have a house to sell then we would love to provide you with a free no obligation valuation.



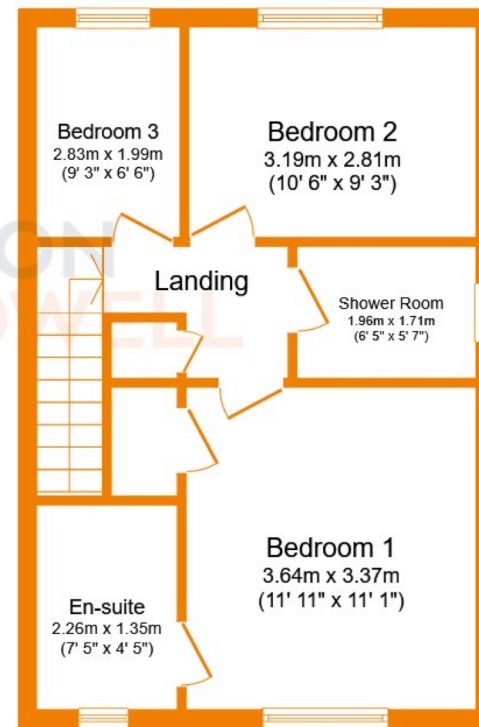








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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