



1 Cooper Close
Desford, LE9 9QW

£350,000



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Desford, Leicester, LE9 9QW

A beautifully presented 2021 built Miller Homes 3 bedroom detached family home situated within the popular 'Dukes Field' development in the sought after West Leicestershire village of Desford. Still under the NHBC warranty, this immaculately maintained and neutrally decorated house offers generous family sized accommodation to include an entrance hall, cloaks/WC, 18' dual aspect lounge, fully fitted kitchen-diner with appliances and utility room. Upstairs a landing leads to 3 good sized bedrooms, en-suite shower room and a family bathroom. Occupying a quiet position, there is a 2/3 car driveway and single garage. Easy maintained private garden. Freehold. Council tax band C. Early viewing is strongly recommended!

Entrance Hall

A pleasant welcoming entrance hall with stairs to first floor. Solid composite entrance door with double glazed panel, fitted carpet, radiator.

Cloaks/WC

A really useful downstairs toilet for visitors. Wash hand basin, wc, radiator, vinyl floor, extractor fan.

Lounge

18'1" x 12'10" (5.52m x 3.93m)

A lovely dual aspect living room with ample room for todays modern corner suite sofas if required. An abundance of daylight floods into this room via the large deep UPVC double glazed bay window to side, there is an additional UPVC double glazed window to front, radiator, neutral quality fitted carpet.

Kitchen-Diner

17'8" x 10'3" (5.40m x 3.14m)

A really spacious and beautifully presented kitchen-diner with a full range of quality fitted appliances. UPVC double glazed windows to front & rear, UPVC double glazed French doors to rear gardens. Fitted with a modern range of base, drawer and eye level units, ample work surfaces with upstands, one-and-a-half bowl stainless steel sink unit with mixer taps. Appliances include electric oven, gas hob with extractor hood, integrated dishwasher, integrated fridge/freezer. Vinyl floor and radiator.

Utility Room

6'8" x 6'3" (2.05m x 1.92m)

Double glazed door to side opening out to the driveway. Base level units, work surfaces with upstands, an additional stainless steel bowl with cold water only, space and provision for washing machine, wall mounted Baxi combi boiler, useful under stairs store.

First Floor: Landing

A pleasant landing with window and giving access to all three bedrooms and family bathroom. UPVC double glazed window to rear, fitted quality neutral carpet, radiator, cupboard, access to loft.

Bedroom One

13'10" x 12'1" (4.23m x 3.69m)

A delightful dual aspect master bedroom with en-suite. UPVC double glazed windows to front and side, fitted quality neutral carpet, radiator. The shape of the room makes it easy to position furniture.

En-suite Shower Room

UPVC double glazed window to front, fitted with a contemporary white suite comprising of fully tiled walk-in shower enclosure with mains shower, wash hand basin, wc, extractor fan, vinyl floor, radiator.

Bedroom Two

10'11" x 9'9" (3.33m x 2.99m)

Another good sized double bedroom. UPVC double glazed window to front, fitted quality neutral carpet, radiator

Bedroom Three

8'5" x 7'7" (2.58m x 2.32m)

UPVC double glazed window to side, fitted quality neutral carpet, radiator.

Family Bathroom

6'10" x 6'3" (2.10m x 1.92m)

UPVC double glazed opaque window, fitted with a contemporary white suite comprising of panelled bath, wash hand basin, wc, mainly tiled walls, extractor fan, vinyl floor, radiator.

Outside

To the front and side of the property are planted shrubs. There are shallow steps leading up to the front door.

The driveway is to the opposite side of the property with space for 2 to 3 cars parked in tandem leading to the detached brick garage.

The private rear gardens are approx 30' square and unusually not over-looked for such a modern property. There is a good sized patio, well kept lawns, a further decking area in the top right hand corner of the garden. There are planted shrubs and flowers, external water tap and power sockets. Boundaries are fully fenced and walled, a strong timber gate leads out to the driveway and provides easy access for garden cuttings and dustbins.

Detached Brick Garage

19'8" x 9'10" (6.00m x 3.00m)

A generously sized detached brick garage with up-and-over door, light and power.

Local Authority & Council Tax Info (HBBC)

This property falls within Hinckley & Bosworth Borough Council (www.hinckley-bosworth.gov.uk)

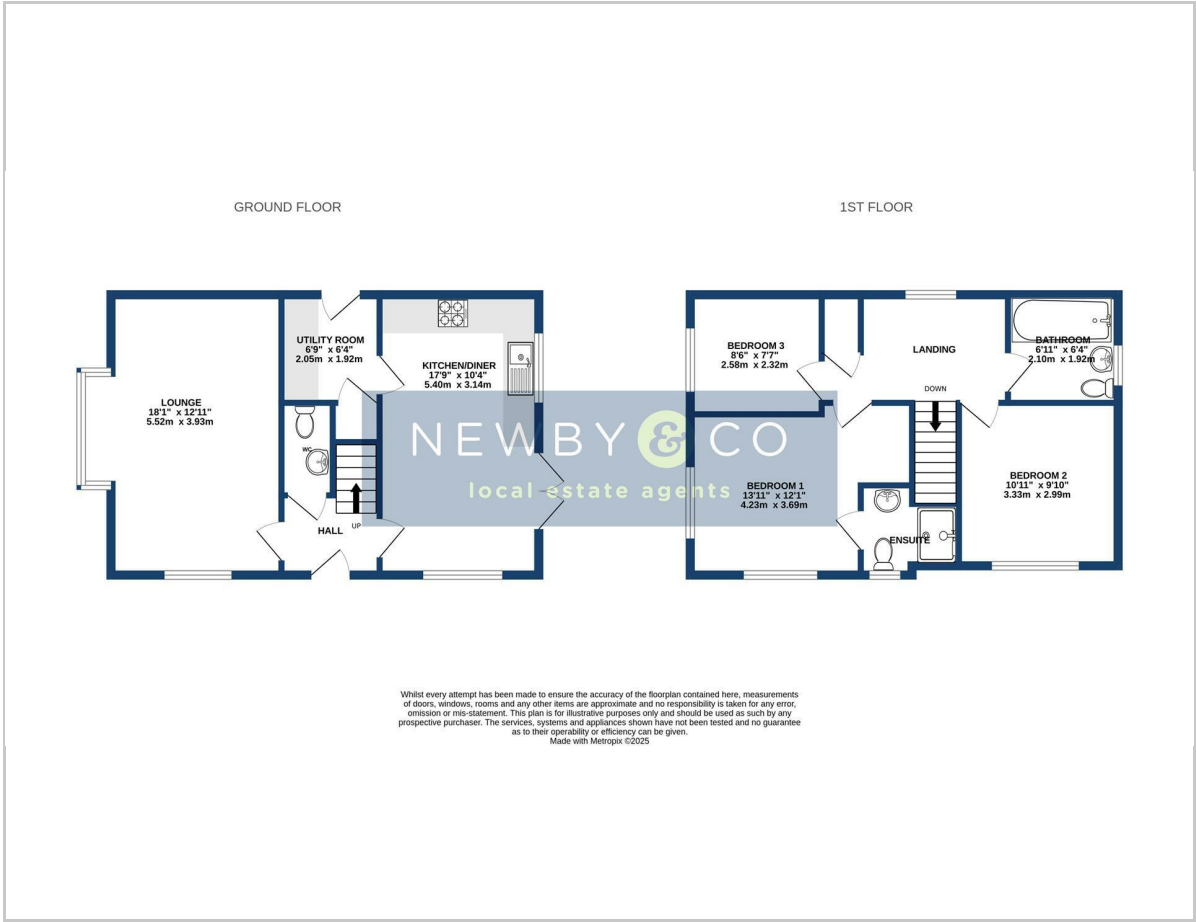
It has a Council Tax Band of C which means a charge of £2,059.75 for tax year ending March 2026

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

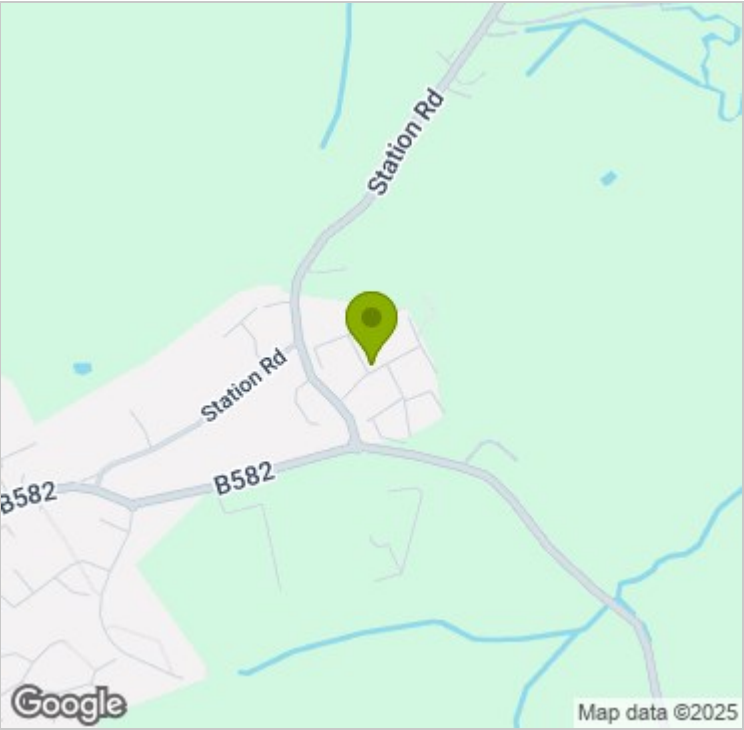


Viewing

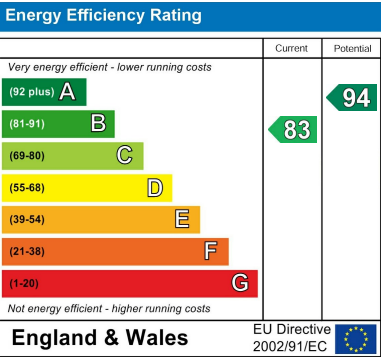
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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