

Alexanders



The Rookery
Heather



The Rookery

Heather

- No upward chain
- Spacious detached family home
- Four bedrooms and family bathroom
- Beautifully maintained and upgraded
- Pleasant open plan living
- Located on a quiet cul-de-sac
- Off road parking and garage
- Landscaped rear gardens
- EPC Rating D / Council Tax Band C / Freehold

General Description

Alexanders of Ashby-de-la-Zouch offer to the market with NO UPWARD CHAIN a spacious and well laid out four bedroom detached family home, situated within a quiet cul-de-sac in the popular village of Heather.

The property has landscaped front gardens, off road parking and a single integrated garage. The rear gardens have been landscaped mostly to lawn with several paved seating areas, raised sleepers and borders to surround. There is side access and a garden shed to the rear of the plot.

Location

The village itself has an active community and benefits from a local church, community centre, two pubs, local football club and a local farm tea shop. Sence Valley Forest Park is also a short distance away, perfect for all the family. The village provides infant schooling in the form of Heather Primary School and further secondary schooling is located in the nearby market town of Ibstock. The village is also perfectly positioned for access to Ashby-de-la-Zouch, Nottingham and Birmingham via the M42/M1/M6 road network.



Accommodation

Internally, the property has been beautifully maintained and upgraded by the current owners and enjoys a pleasant open plan living accommodation, laid across two floors.

Enter into the hallway which gives access to the WC, stairs to first floor and door through to the living room. The living room features an electric fireplace and bay to the front elevation, an open arch leads into the dining room which in turn leads into the kitchen and conservatory. An internal door from the conservatory leads into the garage and further French doors lead into the garden.

Upstairs are three good sized bedrooms, a further single bedroom with fitted office furniture and the family bathroom.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

Tenure

Freehold

Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band C.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

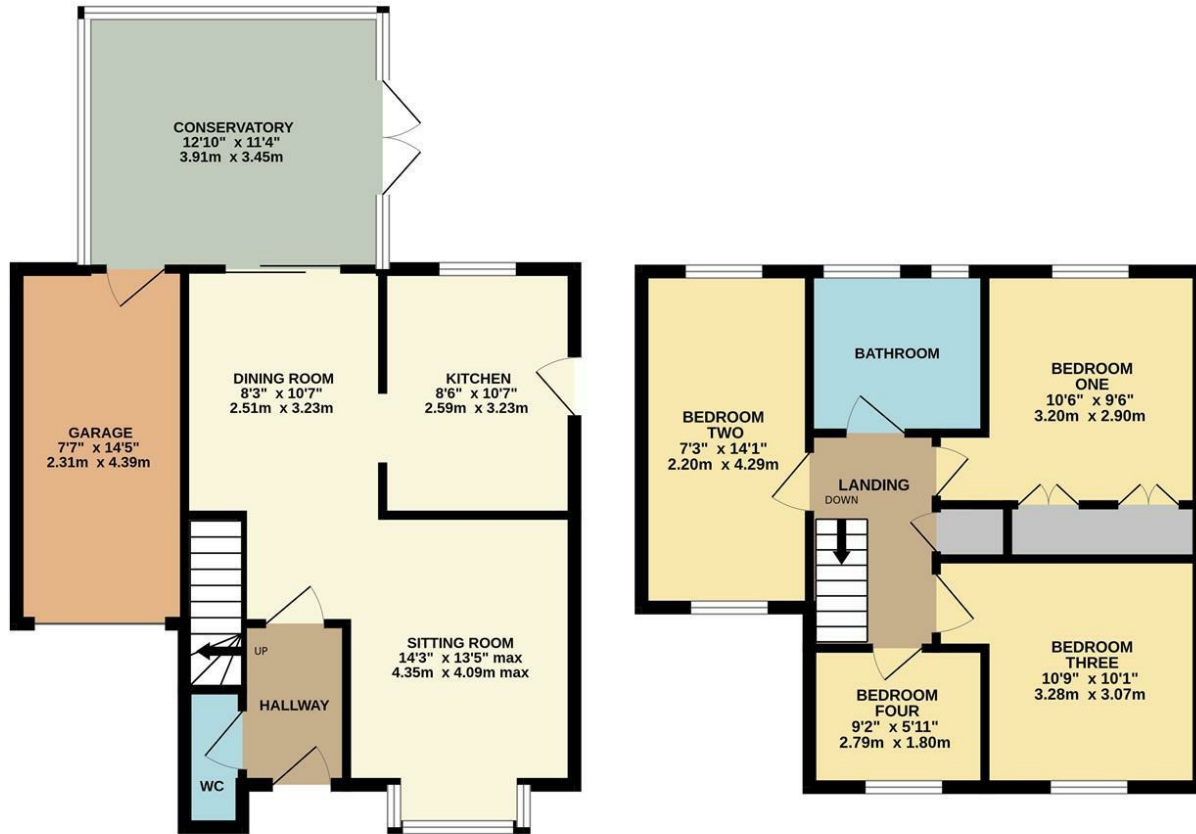
Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





TOTAL FLOOR AREA: 1115 sq.ft. (103.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Viewing by appointment only

Alexanders

22 Market Street
Ashby-de-la-Zouch
LE65 1AL

Telephone Sales: 01530 413126
Email: ashby@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
General 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. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.