



111 Swebstone Road, Heather, Leicestershire, LE67 2RF

Guide Price £515,000

A generous three double bedroom detached family bungalow. In brief comprising two reception rooms, two bathrooms, and a generous, fully equipped granite topped kitchen/breakfast room with substantial 22ft conservatory. Occupying a generous plot with grounds, extending to approximately 1 acre. Offered for sale with no upward chain

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930

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Website howkinsandharrison.co.uk

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

LOCATION

Heather village has a population just in excess of 1000, first recorded in the Domesday Book in 1086 meaning "the heathland". The village is set approximately 1 mile west of Ibstock, convenient for Sense Park nature reserve and the National Forest. The village has a local 12th century parish church, public house and village shop together with Heather Primary School boasting a 'Good' OFSTED inspection. The village is well served with road links to the A42 motorway corridor and East Midland conurbations beyond. Nearby towns of Ashby de la Zouch and Coalville provide an abundance of leisure facilities and amenities, both just a short car drive away.

ACCOMMODATION DETAILS

A covered entrance canopy and conventional front door leads into the hallway which in turn gives access to the bay fronted dining room and rear sitting room, both with feature fireplaces. A connecting door leads into the generous 20 ft granite topped breakfast/kitchen comprising a full range of built-in appliances and units. Further open door then leads through to the large 22 ft conservatory which has a vaulted ceiling and French doors onto enclosed patio with views over the gardens and grounds. Also from the hallway is access to the rear master bedroom suite, incorporating a dressing area, built-in store room and a four piece en-suite shower room, alongside two further generous double bedrooms and a family bathroom to complete.

OUTSIDE

Externally, approached over a sweeping driveway with turning apron which leads to a further enclosed parking area for numerous vehicles alongside a detached garage. Gardens and grounds wrap around the bungalow and extend to just under 1 acre, incorporating a generous pond and established trees and shrubs.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - D

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.

Additional Services

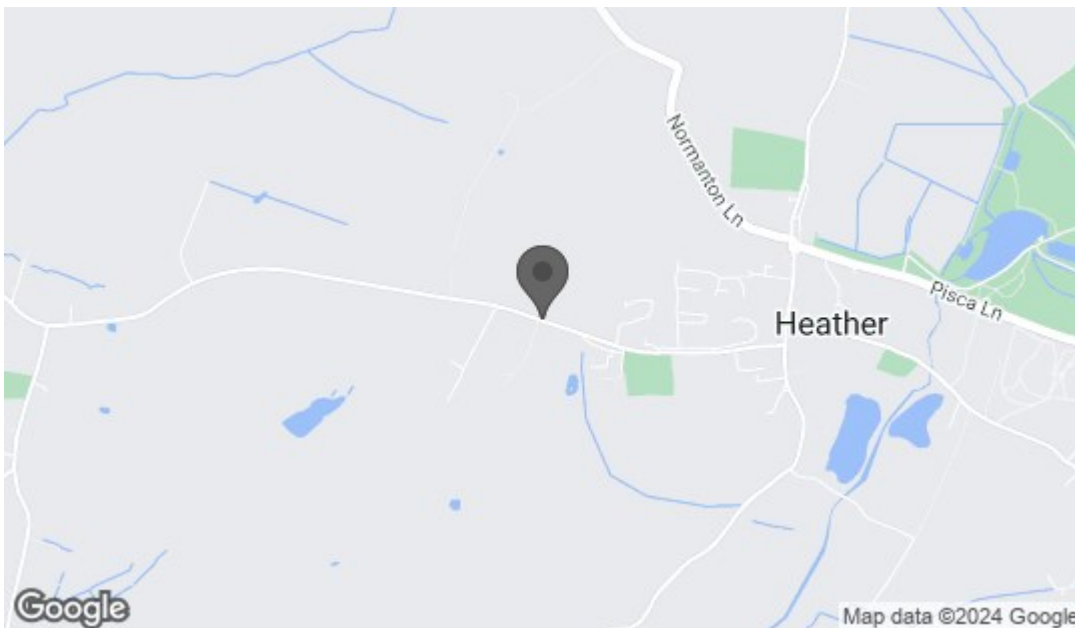
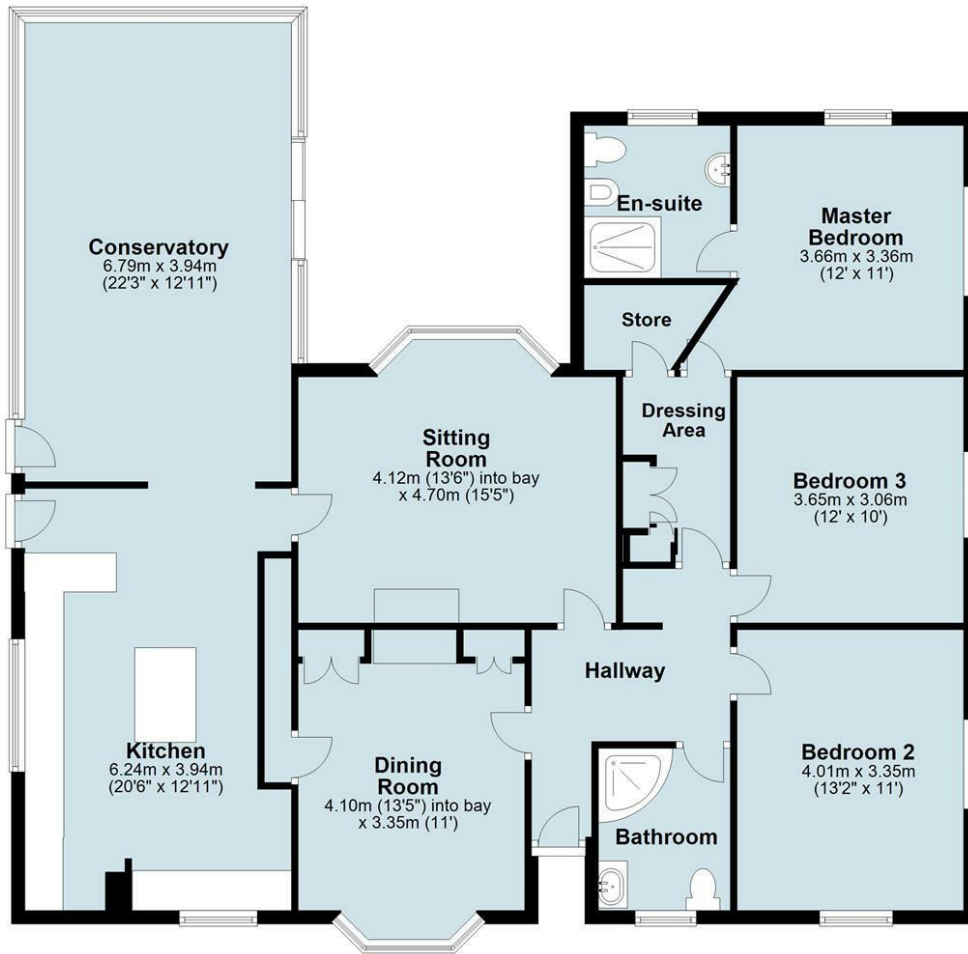
Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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