



37, Holyoake Drive Heather, Leicestershire, LE67 2QD

HOWKINS &  
HARRISON

37, Holyoake Drive,  
Heather,  
Leicestershire, LE67 2QD

Offers in excess of: £230,000

Set within the sought after village of Heather and occupying a deceptively large plot, this three bedroom semi-detached home is offered to market with no upward chain and would make the ideal first property or investment opportunity.

Offering just under 850 sqft of living accommodation in brief comprising:- porch, hallway, two good sized reception rooms in the form of a sitting room open plan into a dining room and kitchen to the rear. To the first floor there are three bedrooms and a family bathroom.

Externally you will find an abundance of off street parking as well as large front & rear gardens.

#### Features

- Offered to market with no upward chain
- Two generous sized reception rooms
- Two double bedrooms and one single
- Ample off street parking
- Spacious corner plot
- Sought after village location



## Location

Heather village has a population just in excess of 1000, first recorded in the Doomsday 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 – Ground Floor

From the front elevation the property opens into the entrance hallway where an internal door leads directly into the main sitting room with an, an opening to the back of the room flowing through into a separate dining area. To complete the ground floor living accommodation is a fitted kitchen that benefits from a range of floor and wall mounted units that also allows space for a range of free standing kitchen appliances and door to outside.

## First Floor

From the hallway a straight flight staircase rises onto the first floor landing where doors lead off giving access to all three bedrooms and the family bathroom. Overlooking the front elevation are bedrooms two and three whereas to the rear you can find a comfortable double main bedroom and a large three piece family bathroom.

## Outside

Externally the property benefits from an abundance of off road parking to the side in the form of a large concrete driveway. The property also sits within a deceptively large plot having front and rear gardens that wrap around the plot and offer an ideal space to entertain outdoors.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

## 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. We are advised that the property benefits from main water, drainage, gas and electricity which are connected to the property. The central heating is gas fired and broadband is available but not currently connected to the property.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530454545)

Council Tax Band - B

**HOWKINS &  
HARRISON**

AWAITING EPC

## Howkins & Harrison

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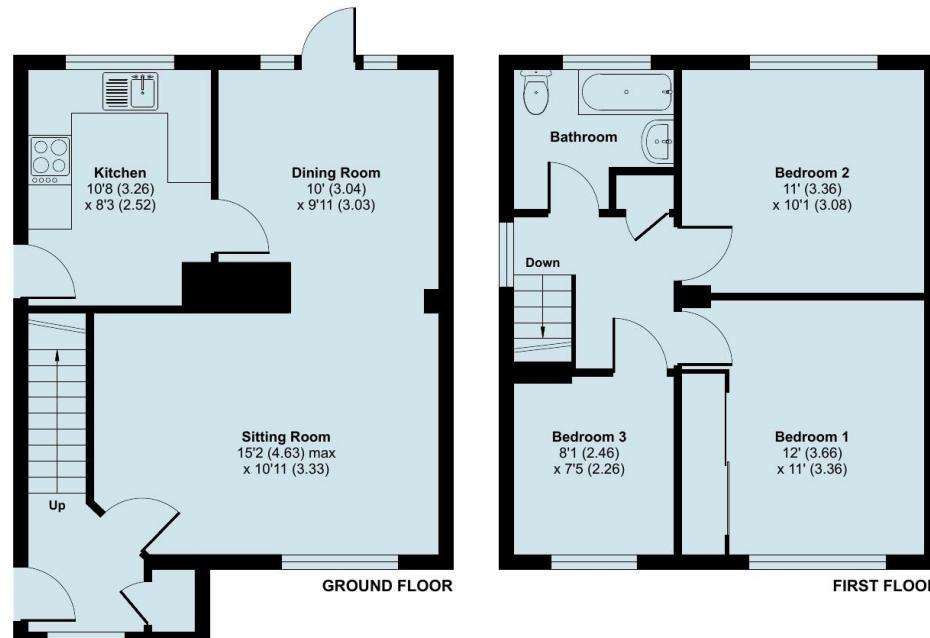
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**Holyoake Drive, Heather, Coalville, LE67**

Approximate Area = 842 sq ft / 78.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Howkins & Harrison. REF: 1316668

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