

# Plot 3, Swepstone Road

Heather, Coalville, LE67 2RD

John German








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£625,000

The image shows a bright, modern interior of a house. On the left, there is a large, empty room with white walls and a light-colored floor. In the center, a kitchen area is visible with grey cabinetry, a white countertop, and a sink. To the right, a large glass door opens up to a paved garden area. The garden is enclosed by a wooden fence and a brick wall. The ceiling is white with several recessed lights.

This beautiful distinctive brand new home captivated by its attractive dormer windows offers spacious five bedroom, three bathroom living space ideal for any family buyer. On the ground floor you will find lounge and study/family room alongside a large feature L-shaped open plan contemporary kitchen dining room with sitting area, a utility and pantry plus lovely lawned gardens to the rear.

Nearing completion this beautiful brand new family home is one of just three bespoke properties that is set in the heart of the village of Heather, close to open countryside and the pretty Sence Valley Country Park. The property comes with the benefit of a 10 year NHBC warranty, high energy efficiency with zoned gas central heating system including under floor heating to the ground floor coupled with all the benefits of solar panels to the rear.

Heather is a small rural village and is due west of the town of Ibstock in the district of North West Leicestershire. With countryside surrounding the village you won't be short of activities to do, and you can finish with a hearty drink at the local pub to refresh. The school is extremely sought after for those with a family and for the commuter, access to the M42 is close by.

The property sits beautifully back from the road behind a sweeping stone chipped driveway which provides ample parking and access to the single garage.

An entrance door opens to reveal a spacious central hallway with staircase rising off. Arranged around you will find the principal accommodation which comprises a lounge with feature fireplace having inset log burning stove, a separate family room/study and the centre point of the home is no doubt the contemporary grey extensive fitted kitchen with integrated appliances, LED lighting and quartz countertops. The kitchen wraps around into a spacious dining/sitting area where bi-fold doors open back to reveal a large paved sunny patio and garden beyond.

Last but not least on the ground floor is a guests cloakroom, utility and walk-in pantry.

Upstairs on the first floor you will find there are five bedrooms, all an excellent size. Bedrooms one and two benefit from en suite shower rooms and the family bathroom has feature tiling and a white suite comprising WC, wash hand basin, bath and enclosed shower cubicle with mains shower above.

Returning outside to the rear where you will find excellent gardens laid mainly to lawn with large paved patio area and a single garage having an up and over pedestrian door leading out to the garden.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

**Parking:** Drive

**Electricity supply:**

**Water supply:**

**Sewerage:**

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** N/A – New build

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band TBC

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JG03052024

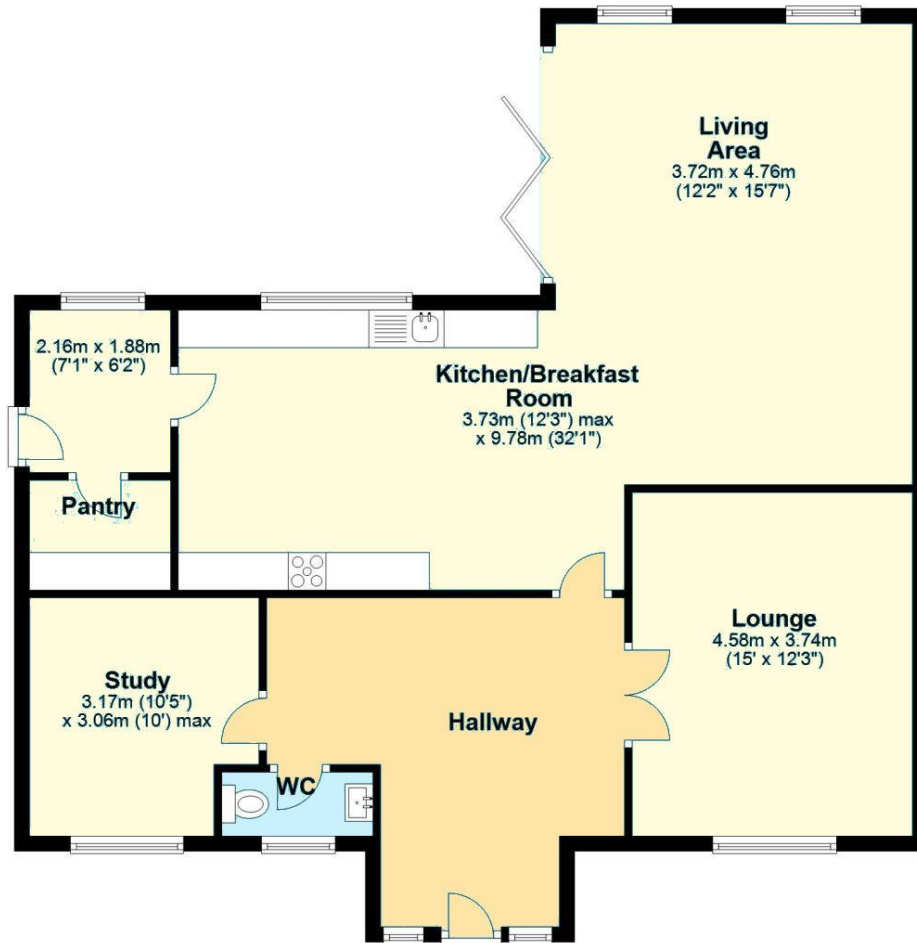
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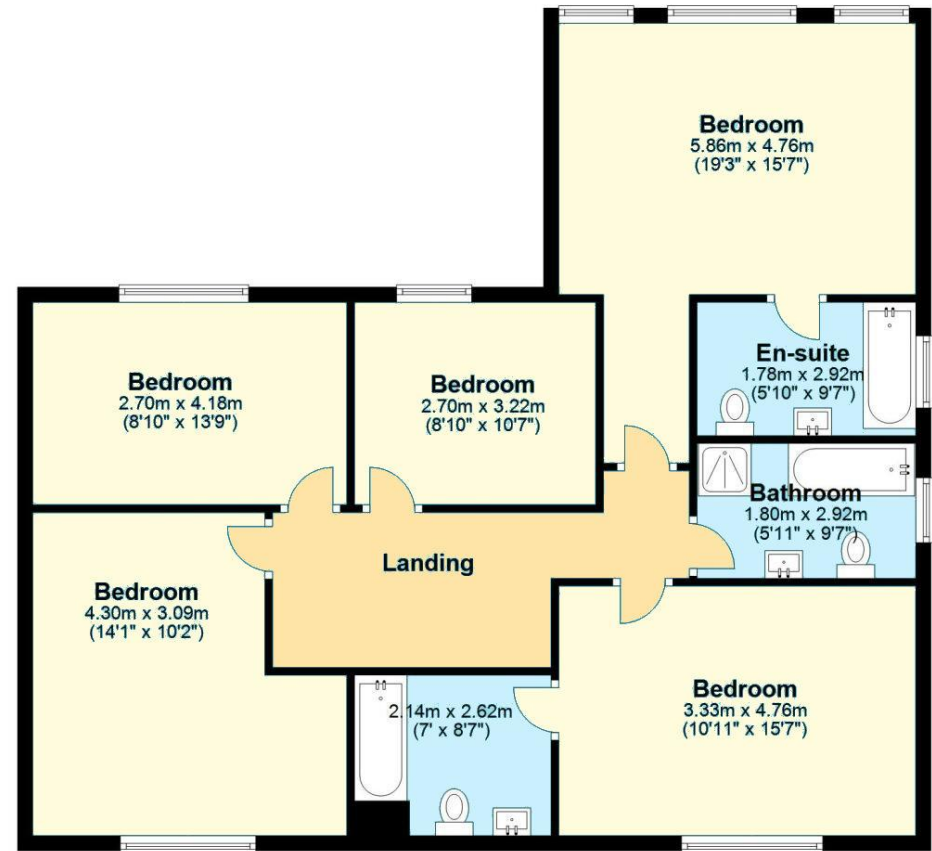




## Ground Floor



## First Floor



**John German**   
Estate Agents & Chartered Surveyors

AGENTS NOTE: MEASUREMENTS ARE TAKEN FROM WORKING DRAWINGS AND MAY DIFFER SLIGHTLY TO BUILD COMPLETE



### Agents' Notes

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