

Holyoake Drive

Heather, Coalville, LE67 2QD



Deceptively sized and improved village bungalow close to Sense Valley Forest Park, with beautiful mature garden, refitted kitchen, bathroom with shower plus roll top bath, lounge, dining room, conservatory, two double bedrooms, parking for caravan and detached garage.

£285,000



John German

Heather is a small rural village and is due west of the town of Ibstock in the district of North West Leicestershire. Famous for its annual scarecrow festival. With countryside surrounding the village you won't be short of activities to do, the Sense Valley Forest Park is literally across the road. After a walk through the trails, you can finish with a hearty drink in one of the two local pubs to refresh. The village school is extremely sought after for those with a family and for the commuter, access to the M42 is close by.

This well appointed home sits back from the road behind mature planted fore garden flanked by a long driveway providing secure gated off road parking. There is a uPVC double glazed entrance porch and beyond that, a refitted contemporary white high gloss kitchen with complimentary work surfaces and inset sink, a wide range of appliances comprising five ring induction Neff hob with extractor hood above, integral fridge, freezer, dishwasher, washing machine and integral microwave and oven. Two windows face the side, and a door takes you out onto the side driveway.

Next is the lounge and this room has been cleverly opened up to the third bedroom to provide a truly spacious open plan lounge/dining room. At the focal point of the lounge is a recessed fireplace with room for inset flame effect stove which would sit upon a raised marble hearth. There is coving to the ceiling, ample space for a dining table, dual aspect windows and from the dining area, French double doors open into an adjoining uPVC double glazed conservatory. This offers a lovely additional reception room, it has a door to a small courtyard patio to one side perfect for morning coffee, and a further door taking you out onto the main garden.

From the properties central hallway, doors lead off to two well proportioned double bedrooms which benefit from overlooking the garden, and a feature family bathroom with a period style suite comprising roll top bath with claw and ball feet, WC, basin and a separate corner shower cubicle. There is full height tiling to the walls and side facing window.

Outside, to the rear of the property is a delightful garden, maturely planted and not directly overlooked to the rear. There is a patio area with steps leading up to shaped lawns flanked by maturely planted borders with walkway taking you up to the top of the garden where there is a timber summerhouse nestled in the corner which benefits from patio area to the fore, and light and power.

Lastly there is a detached garage which has up and over entrance door, side window, light and power points.

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

Property construction: Standard. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

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

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

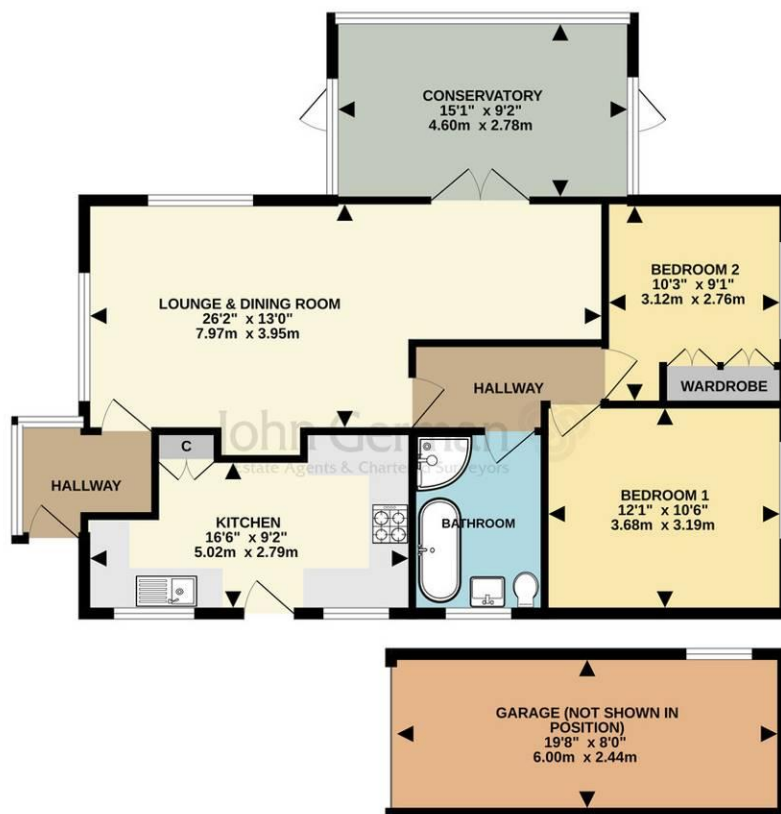
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency
<https://www.gov.uk/check-if-property-is-affected-by-coal-mining>

Our Ref: JGA/08072024

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GROUND FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-81	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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