

Sinclair



2 Marston Way, Heather

£425,000

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Heather

This expansive FOUR DOUBLE BEDROOM DETACHED HOME is situated within a popular CUL-DE-SAC within the sought after village of Heather occupying a corner plot and being offered with NO UPWARD CHAIN. The property boasts a double detached garage, 27' kitchen/diner, lounge, study, utility room and ground floor w.c with stairs rising to the first floor offering four double bedrooms including the en-suite shower room and family bathroom. The outside enjoys a landscaped rear garden which enjoys a hot tub and a large driveway to the front offering off road parking for multiple vehicles with electric charging point.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached House
- Four Double Bedrooms
- En-suite & Family Bathroom
- Private Rear Garden With Hot Tub
- Double Detached Garage
- Corner Plot



GROUND FLOOR

Entrance Hall

Entered via a composite front door with inset opaque double glazed panel and having adjacent uPVC double glazed windows to either side and comprising timber effect laminate flooring, clocks storage cupboard and having stairs rising to the first floor with access to understairs storage.

Study

8' 6" x 10' 5" (2.59m x 3.18m)

Having uPVC double glazed window to front, continued flooring from the entrance hall and having coving.

Lounge

18' 4" x 11' 6" (5.59m x 3.51m)

Having a uPVC double glazed bay window to front with continued flooring from the entrance hall and having coving, an Adam style fireplace with gas inset living flame fire with polished granite surround and hearth whilst additionally benefiting from a double timber framed glazed set of doors accessing the kitchen diner.

Guest Cloakroom

Comprising a low level push button w.c, vanity wash hand basin with mono bloc mixer tap and having continued flooring from the entrance hall, ceramic tiled walls and extractor fan.

Kitchen/Diner

10' 1" x 27' 4" (3.07m x 8.33m)

Inclusive of an attractive range of wall and base units and integrated dishwasher, combination microwave, oven and grill, a further freestanding Samsung American style fridge freezer with water dispenser. Other benefits include a five ring gas hob with extractor hood over and tiling to splash prone areas, a one and half sink and drainer unit, timber effect LVT flooring, inset downlights, two uPVC double glazed windows to rear and having uPVC framed French doors accessing the private rear garden.



Utility Room

7' 3" x 5' 5" (2.21m x 1.65m)

Having continued flooring from the kitchen/diner, the utility room benefits from a further range of wall and base units, the wall mounted gas fired central heating boiler, a sink and drainer unit, space and plumbing for appliances, extractor fan and opaque uPVC door accessing the rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to four good sized bedrooms, the family bathroom and en-suite. Comprises a loft hatch with pull down ladder and part barded loft, an airing cupboard housing the hot water cylinder and a further storage cupboard.

Bedroom One

13' 2" x 11' 5" (4.01m x 3.48m)

Having timber effect laminate flooring, dado wall panelling, a range of fitted wardrobes and a uPVC double glazed window to front.

En-suite Shower Room

7' 1" x 6' 4" (2.16m x 1.93m)

This three piece suite comprises low level push button w.c, oversized vanity wash hand basin with mono bloc mixer tap, a corner shower enclosure with waterfall mixer shower tap, chrome heated tower rail, ceramic tiled walls, timber effect ceramic tiled flooring, a smart mirror, inset downlights and featuring a circular opaque uPVC double glazed window to front.

Bedroom Two

13' 6" x 9' 9" (4.11m x 2.97m)

Having uPVC double glazed window to rear, timber effect laminate flooring and a range of fitted wardrobes.



Bedroom Three

12' 9" x 8' 9" (3.89m x 2.67m)

Having a range of fitted wardrobes, a uPVC double glazed window to front and timber effect laminate flooring.

Bedroom Four

11' 5" x 8' 6" (3.48m x 2.59m)

Having uPVC double glazed window to rear and timber effect laminate flooring.

Family Bathroom

8' 2" x 8' 3" (2.49m x 2.51m)

This three piece suite comprises a his and hers vanity wash hand basins with mono bloc mixer tap, panelled bath with splash screen and thermostatic waterfall mixer shower over, low level push button w.c, ceramic tiled flooring and walls, chrome heated towel rail, inset downlights and an opaque uPVC double glazed window to rear.

Rear Garden

Enjoying a sunny aspect, the private rear garden benefits from an external power point, water point, side gated access and a paved seating area featuring an annually serviced 6 seater hot tub with a stone shingled edging, a well maintained lawn complemented by a range of raised flower beds with timber sleeper edges, a sunken pond with surrounding shrubs and trees whilst surrounded by timber close board fence panelling. Other benefits include a raised composite deck seating area completing the landscaped garden.

Front Garden

Having a well maintained lawn bisected by a paved walkway accesses the front door with adjacent wall lighting and edged with stone shingling.



Driveway

A block paved driveway offers off road parking for multiple vehicles leading to the detached double garage.

EV charging

Featuring an electric vehicle car charging point.

Double garage

19' 4" x 17' 0" (5.89m x 5.18m)

Having two electric roller doors and benefiting from both light and power.





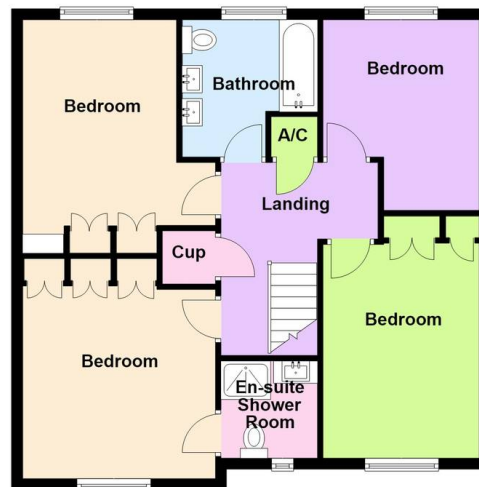




Ground Floor



First Floor





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