



# Mill Lane Heather

- Characterful period home
- Sought-after village setting
- Open countryside views
- Spacious light-filled interiors
- Open-plan kitchen/dining space
- Four generous bedrooms
- Raised terrace for entertaining
- Garage and useful wood store
- EPC Rating TBC / Council Tax Band F / Freehold

Alexanders of Ashby offer to the market this charming and characterful period home occupying a superb plot in the heart of the highly regarded village of Heather, enjoying delightful open views across neighbouring fields and countryside. Thoughtfully maintained, the property blends its heritage features with modern touches to create a warm and inviting atmosphere, enhanced by an abundance of natural light and a strong sense of space throughout.

The interior offers a well-balanced layout designed for both everyday living and entertaining, with two generous reception rooms to the front and a superb open-plan kitchen/dining room forming the heart of the home. A garden room to the rear provides a pleasant outlook across the grounds, while practical additions such as a separate utility enhance day-to-day convenience.

Externally, set within generous, established gardens that provide a high degree of privacy and a peaceful setting. A raised terrace makes the most of the far-reaching countryside views, creating an ideal spot for outdoor dining. Positioned within a thriving village community, the location combines rural charm with convenience, offering easy access to nearby market towns and excellent transport links.





### Accommodation:

The accommodation is well proportioned throughout and briefly comprises a generous entrance hall providing access to two formal reception rooms, together with a superb open-plan kitchen/dining room, ideal for both everyday living and entertaining. Further ground floor accommodation includes a garden room overlooking the grounds, a separate utility room and a WC.

To the first floor are four well-sized bedrooms and the family bathroom, with the main bedroom benefitting from an en suite shower room.

### Gardens and land:

One of the standout features of the property is undoubtedly the exceptional plot on which it sits. The generous gardens provide a wonderful outdoor space, laid mainly to lawn with mature surroundings creating a peaceful and private setting.

A large raised seating terrace takes full advantage of the uninterrupted views across neighbouring fields and open countryside, providing the perfect space for outdoor dining and entertaining. Further external benefits include a tandem single garage together with a separate wood store.



### Location:

Heather is a highly desirable North West Leicestershire village, known for its strong sense of community, attractive countryside surroundings and excellent local amenities. The village benefits from a popular primary school, village store, public house, church and a range of recreational facilities, whilst also offering numerous countryside walks directly from the doorstep.

The nearby market towns of Ashby-de-la-Zouch and Coalville provide a wider range of shopping, dining and schooling options, with excellent transport connections via the A42 and M1, making the location ideal for commuters.

### Method of Sale:

The property is offered for sale by Private Treaty.

### Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.



### Tenure:

The property is being sold freehold with vacant possession upon completion.

### Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band F.

### Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

### Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.



## Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

## Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

## Technical Information:

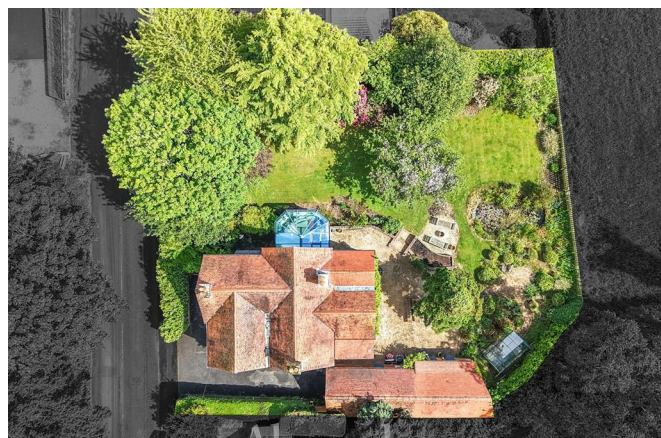
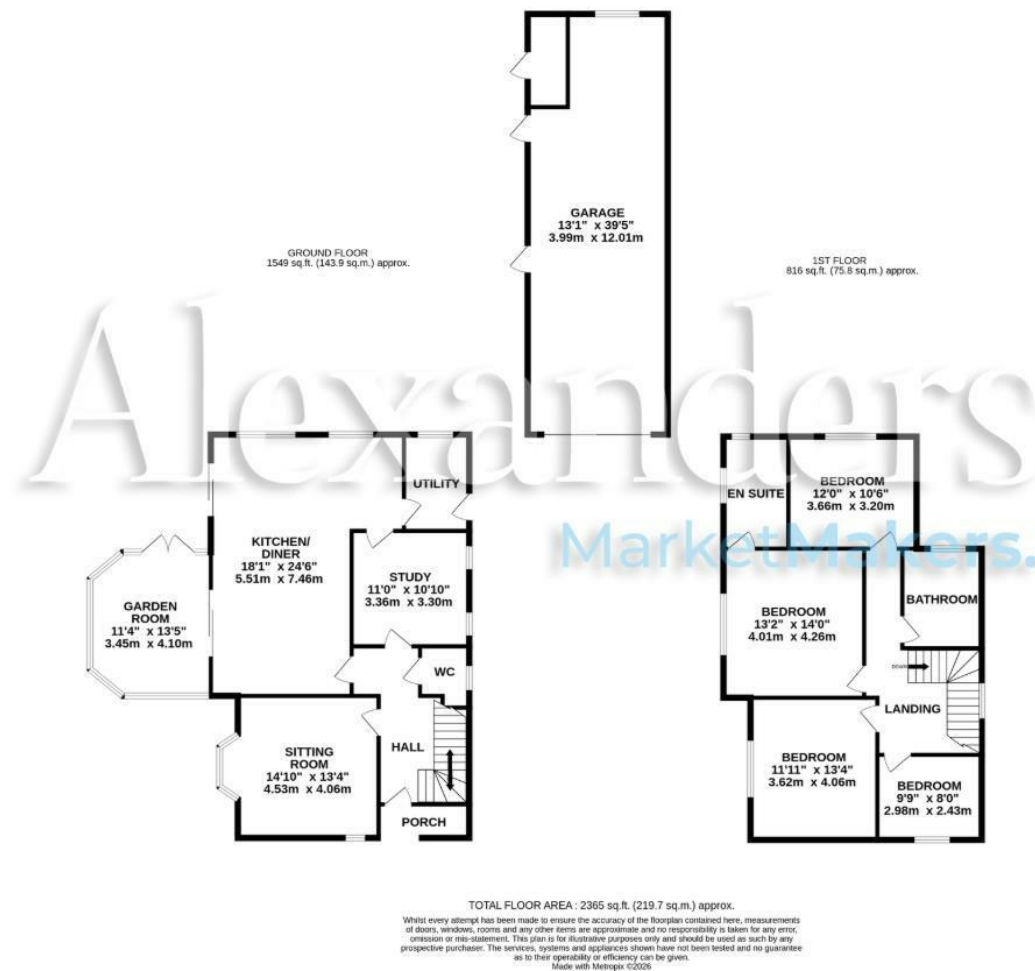
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

## General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

