





Kitchen Rules
If you use it, **WASH IT.** If you take it out, **PUT IT AWAY.**
If you turn it on, **TURN IT OFF.** If you break it, **FIX IT.**
If you spill it, **WIPE IT.** If you make a mess, **tidy it up.**
Wash your hands. **HELP SET THE TABLE.**
No cell phones allowed, **no exceptions.**
TRY ONE BITE. Eat vegetables
OF EVERYTHING. **TALK ABOUT YOUR DAY.**
Be thankful and kiss the cook
Enjoy Family Time

THIS KITCHEN IS SEASONED WITH LOVE

ALL YOU NEED IS LOVE AND A CAT

Alexanders

Mill Lane

Heather

- Perfect multi-generational detached family home
- No upward chain
- Mature half acre plot
- Main house with four charming reception rooms
- Two unique self-contained annexes
- Quiet residential area surrounded by countryside
- Gated driveway with extensive off-road parking
- Lovely village location with excellent commuter links
- EPC Rating D / Council Tax Band F / Freehold
- Dual fibre-optic cable supply for hybrid working

Accommodation

The primary dwelling immediately impresses with its magnificent stained-glass entrance door, opening into a home rich in character and traditional charm. The ground floor features an elegant living room, formal dining room, breakfast kitchen with adjoining utility and separate pantry, a dedicated study, a rear conservatory overlooking the gardens and a convenient guest cloakroom.

Upstairs, four generously proportioned bedrooms take in views across the National Forest and surrounding countryside. A spacious primary suite enjoys the benefit of a private dressing room and en suite bathroom, while the additional family bathroom completes this level.

External

The Croft further benefits from two exceptional self contained annexes. The first provides single level, bungalow style living with a kitchen, living room, bedroom, and bathroom, ideal for independent relatives or guests. The second annexe offers a striking vaulted barn-style interior, complete with an open-plan living/dining space, inglenook fireplace, kitchen area, shower room, and a delightful mezzanine bedroom with Velux windows drawing in natural light.

Adding further appeal, the detached double garage has been designed with generous proportions and twin roller shutter doors, while a staircase leads to the first-floor games room/music studio – a superbly versatile space for recreation, hobbies, or creative pursuits.

Externally, The Croft is a true sanctuary, with landscaped lawns, paved patios, and a timber decked terrace set beside the lounge and conservatory, creating ideal spots for entertaining or quiet relaxation. Mature evergreens line the borders, ensuring privacy within this exceptional plot.





Agents Note

Perfectly positioned within the charming village of Heather, the property enjoys a welcoming community spirit, excellent local schooling, convenient commuter links, and the year-round attraction of Cattows Farm – all adding to its enviable setting.

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.

Technical Information:

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

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.

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:

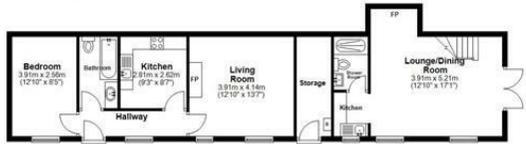
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection 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.



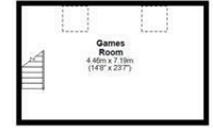
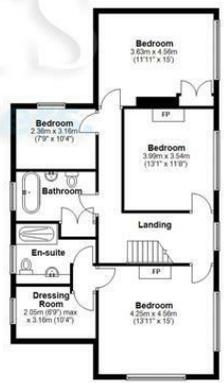




Ground Floor
Approx. 208.9 sq. metres (2452.2 sq. feet)

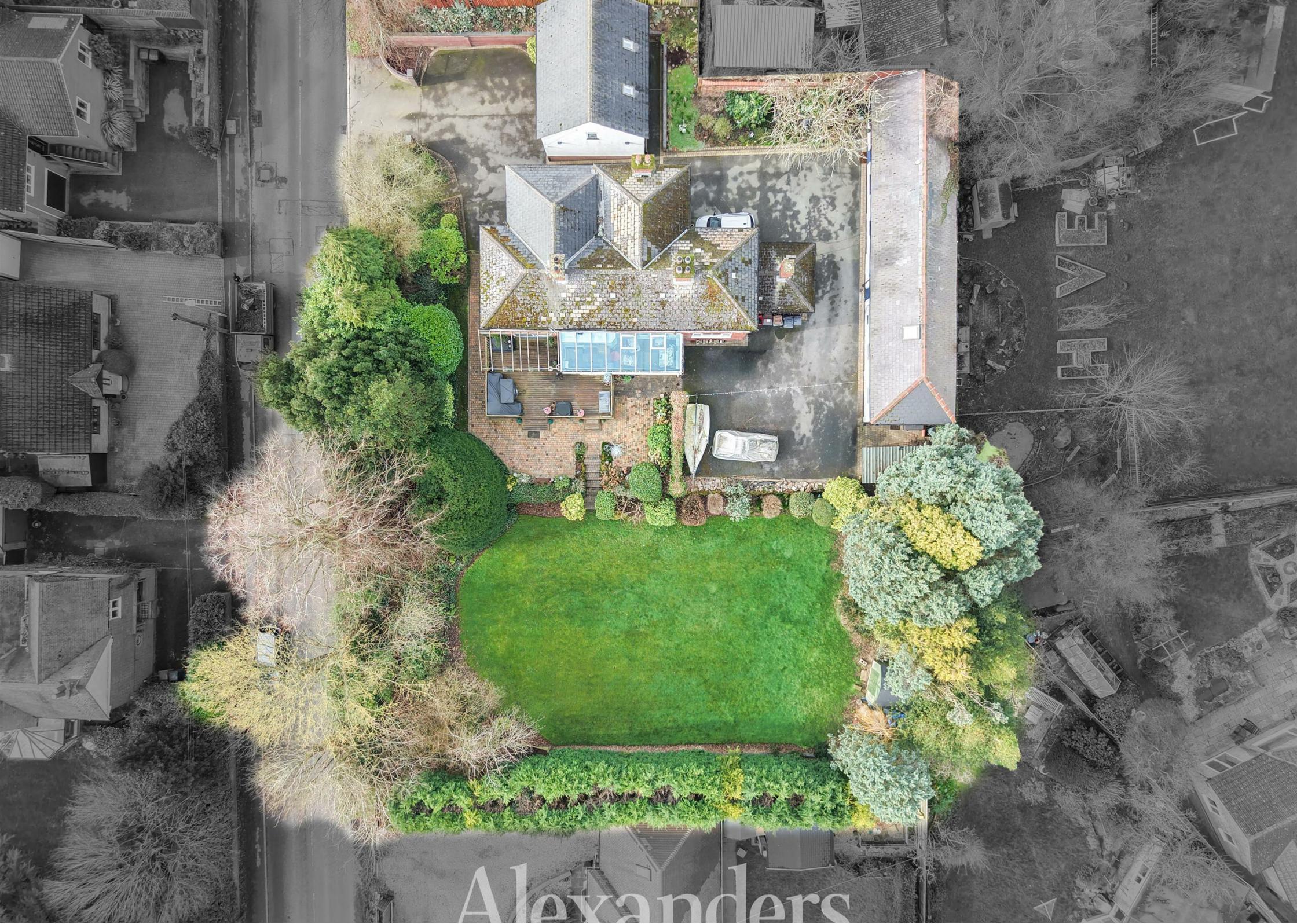


First Floor
Approx. 145.0 sq. metres (1560.8 sq. feet)



Alexanders
MarketMakers

Total area: approx. 371.9 sq. metres (4003.1 sq. feet)



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