



Cortanis Lane, Desford, LE9



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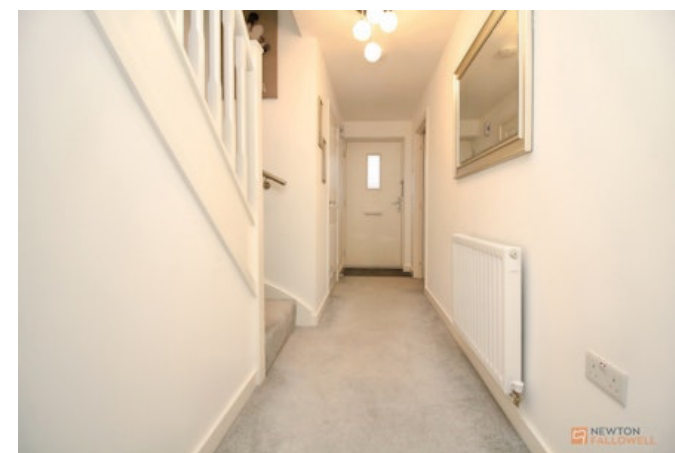


£350,000

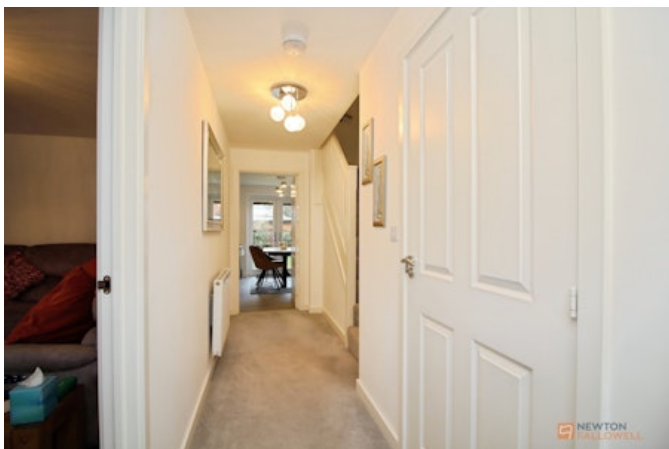


### Key Features

- Three Bedrooms (Main Bedroom With En-suite)
- Sought After 'Dukes Field' Miller Homes Development
- Still Under NHBC Warranty
- Within Walking Distance to Local Schooling
- Tandem Driveway & Single Garage
- Modern Fitted Kitchen Diner
- EPC rating B
- Freehold







**DREAM FAMILY HOME!** - Perfect for growing families in search of more space, fall in love with this Miller Homes constructed three bedroom detached home situated within the popular 'Dukes Field' development in the sought after West Leicestershire village of Desford. Still under the NHBC warranty, the contemporary styled and well proportioned layout includes an entrance hallway, ground floor WC, lounge and full width kitchen diner with built in appliances. Upstairs you will find three bedrooms (main bedroom with en-suite) and a family shower room. Occupying a desirable position with a play park and pond at the end of the road, the plot offers a tarmac driveway and single garage to the side as well as a rear garden. For those seeking village life with the added benefits of modern design features, an early viewing is strongly recommended!

### Welcome to your new home

A front entrance door opens into the welcoming entrance hall presented with carpet, offering a staircase rising to the first floor and access to a ground floor WC. The carpeted reception room is flooded with an abundance of natural light provided by a window overlooking the front elevation with made to measure shutter blinds. Moving to the rear of the property you will find the full width kitchen diner fitted with a modern range of wall mounted and base units with complementary roll edge work surfaces, soft closing drawers, built in 'Zanussi' oven, 'Zanussi' hob with hood above, integrated dishwasher, washer machine and fridge freezer, inset 1.5 sink and drainer and concealed boiler. Affording ample space for a table and chairs, there is a useful cupboard and French doors to the garden.

### Moving upstairs

Moving upstairs you will find three bedrooms, the master bedroom benefiting from having access to its own contemporary shower room fitted with a three piece suite comprising a shower cubicle, wash hand basin and WC, with complementary tiling. Completing the upstairs is the family shower room which has been fitted with a three piece suite

comprising a walk in shower room, wash hand basin and WC, with complementary tiling. There is also access to the insulated loft space via the landing as well as a useful storage cupboard.

### Outside

Occupying a desirable position on the popular 'Dukes Field' Miller Homes development on the outskirts of Desford, the property offers steps rising to the front door, with an established front garden and a tarmac driveway to the side providing off road parking and giving access to the single garage measuring 6.02m x 3.10m with light and power. Gated access leads to a mainly laid to lawn garden, enclosed by fencing and featuring a decking area ideal for outdoor sitting and entertaining. There is also a hot tub included.

### Location

The village offers a good range of local shops, educational establishments and recreational facilities, together with excellent access to the local and regional transport network, including the A47, M1 and M69 motorways. Leicester city centre is easily accessible and provides a comprehensive range of amenities, including a mainline railway station offering services in all directions, with direct connections to London St Pancras, as well as the out-of-town shopping centre at Fosse Park.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps







on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

### Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

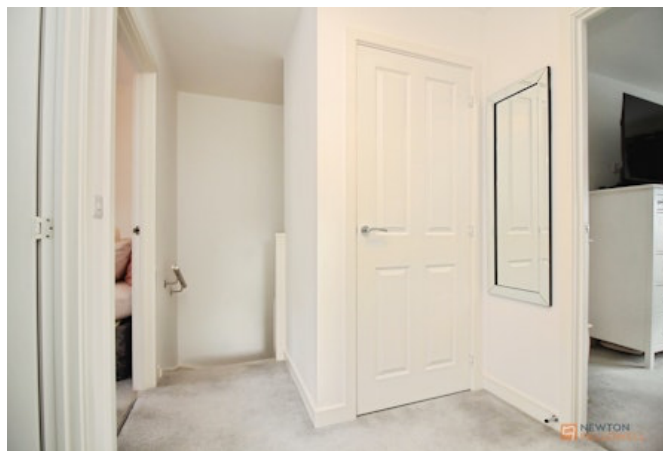
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to



choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

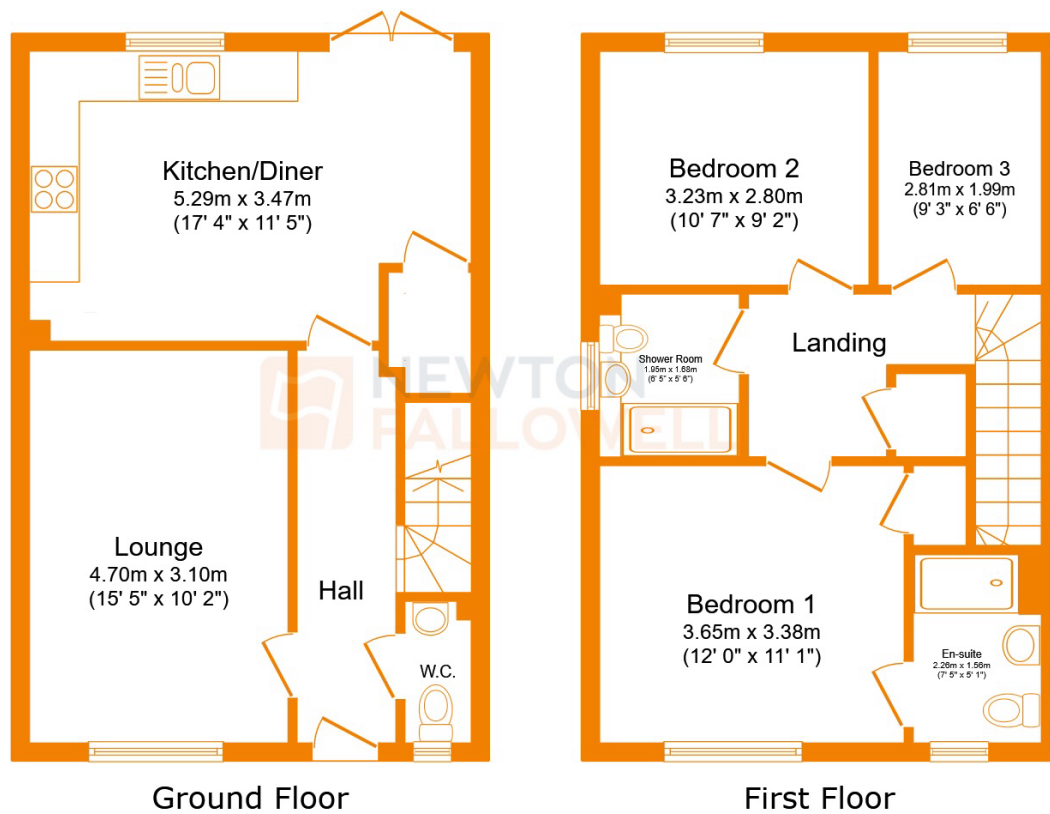
If you have a house to sell then we would love to provide you with a free no obligation valuation.











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