



Cortanis Lane, Desford, LE9



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£350,000

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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.

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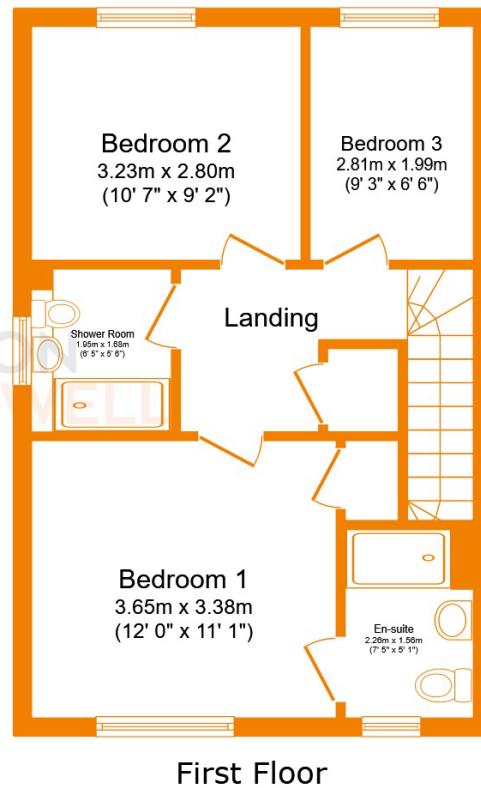
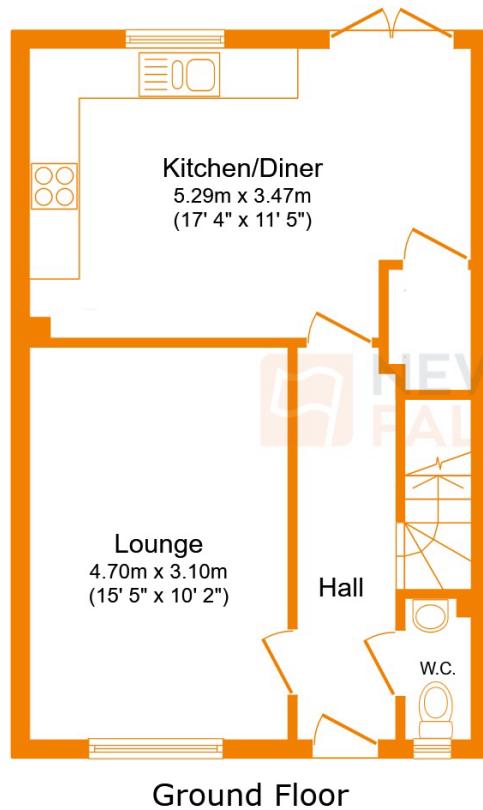
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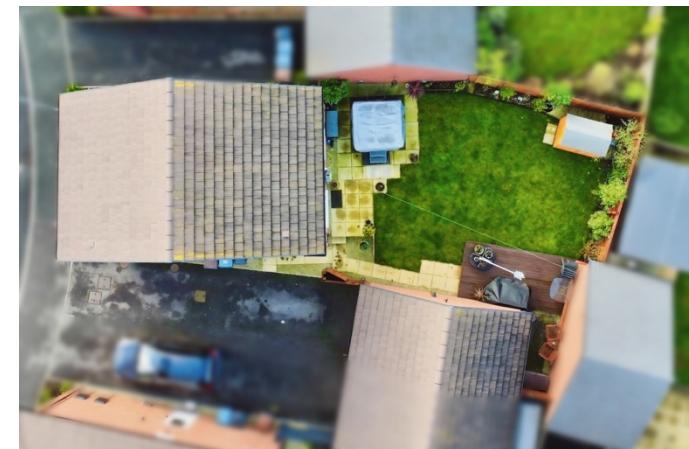
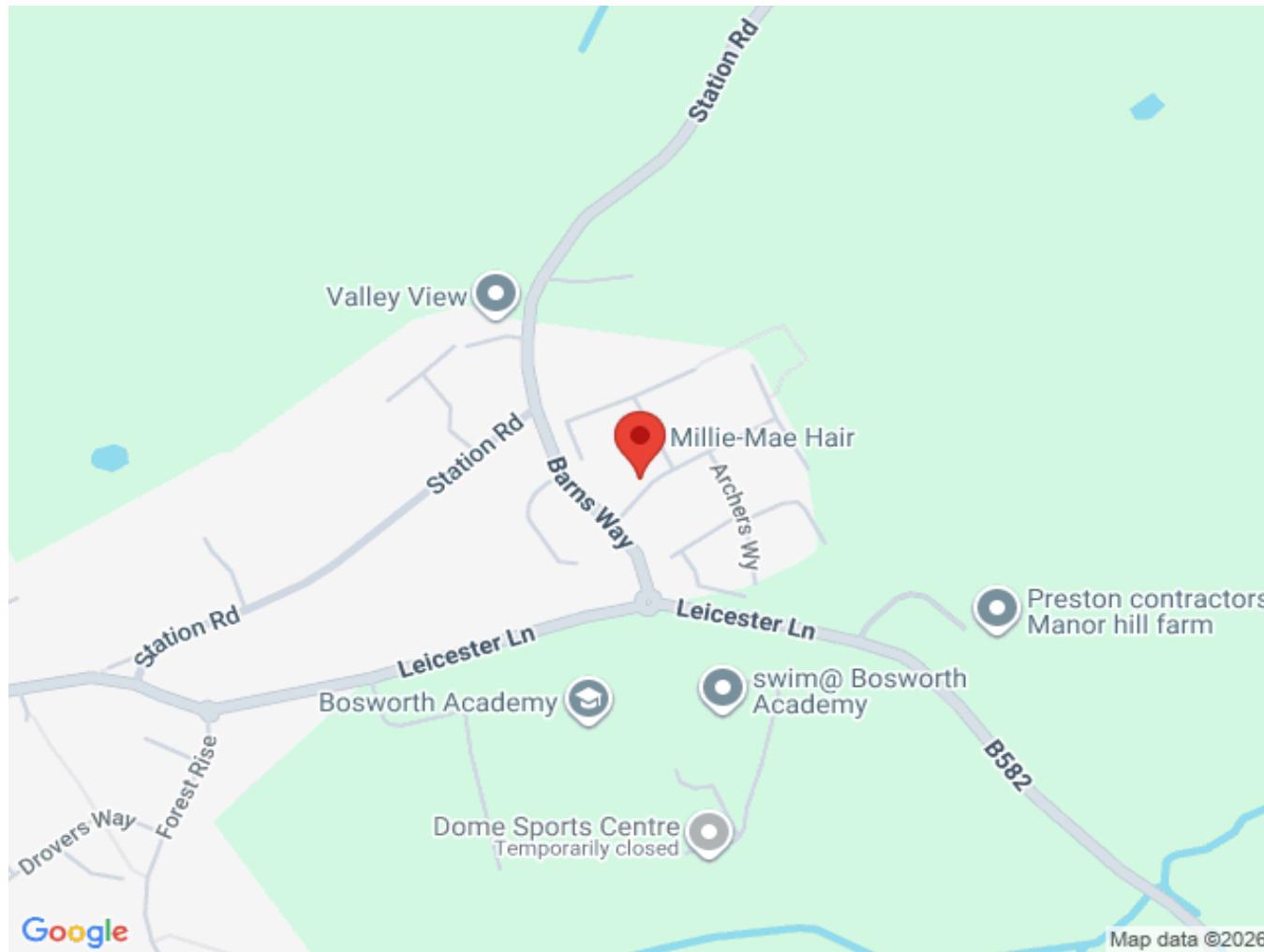
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