



Marston Way, Heather

Coalville, Leicestershire, LE67 2RR

NEWTONFALLOWELL



Marston Way, Heather
Coalville, Leicestershire, LE67 2RR
£335,000

*****BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME LOCATED IN THE VILLAGE OF HEATHER*****

Newton Fallowell has pleasure in bringing to market this well presented home which has been tastefully improved and maintained. The accommodation comprises; Hall, Re-Fitted W.C., Lounge, Re-Fitted Kitchen, Re-Fitted Utility, Dining Room with double doors into Conservatory. To the First Floor there is Bedroom One with Re-Fitted En-Suite, Three further Bedrooms and a Re-Fitted Bathroom.

Externally there is a front garden, driveway, garage, gated access to rear garden with patio area, lawn garden and decking with pergola.

To arrange a viewing contact Newton Fallowell Coalville 01530 810033

Hall

Door to the front elevation, central heating radiator, stairs rising to first floor and under-stairs cupboard.



Re-Fitted W.C.

Vanity unit with wash hand basin, low level w.c., ladder-style central heating radiator, tiled flooring and double glazed window to the front elevation.

Lounge

14'2" x 11'0"/12'9" into bay (4.32m x 3.36m/3.90m into bay)

Double glazed bay window to the front elevation and central heating radiator.

Re-Fitted Kitchen

13'1" x 8'3" (4.00m x 2.54m)

Fitted with a range of wall and base units, contrasting worktops and up-stands, one and a half sink and drainer unit with mixer tap, built-in induction hob with extractor hood over, integrated dishwasher, built-in Neff double oven, plinth and pelmet lighting, tiled flooring, central heating radiator, double glazed window to the rear elevation and door to utility.

Re-Fitted Utility

Base cupboard, worktop, space for washer/dryer and fridge, central heating boiler installed 2018 and Hive heating system, door to side elevation.

Dining Room

7'6" x 11'0" (2.31m x 3.37m)

Central heating radiator and double glazed double doors to conservatory.

Conservatory

8'10" x 7'9" (2.71m x 2.38m)

Tiled flooring, central heating radiator and double doors to garden.

First Floor Landing

Airing cupboard and loft access.

Bedroom One

12'2" to wardrobes x 11'2" (3.73m to wardrobes x 3.41m)

Fitted with a range of wardrobes, central heating radiator, double glazed window to the front elevation and door to en-suite.

Re-Fitted En-Suite

Shower cubicle fitted with shower, wall-hung vanity unit with wash hand basin, low level w.c., ladder-style central heating radiator, part tiled walls, extractor and double glazed window to the side elevation.

Bedroom Two

11'7" x 8'8" (3.55m x 2.66m)

Double glazed window to the rear elevation and central heating radiator.

Bedroom Three

10'7"/13'3" x 9'1" (3.24m/4.05m x 2.78m)

Double glazed window to the rear elevation and central heating radiator.

Bedroom Four

10'9"/13'2" x 7'1" (3.29m/4.02m x 2.17m)

Double glazed window to the front elevation and central heating radiator.

Re-Fitted Bathroom

Corner shower cubicle fitted with Mira electric shower, low level w.c., wall-hung wash hand basin, ladder-style central heating radiator, part tiled walls, extractor fan and double glazed window to the rear elevation.

Outside

Front

Lawn garden, driveway leading to garage, gated side access to rear garden.

Garage

Having recently fitted up and over door, personal rear door to garden.



Rear

Patio area, lawn garden and borders, decking and pergola, part walled to boundary.

Please Note

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans 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. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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Data Protection

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FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



From our NEWTON FALLOWELL office in the heart of COALVILLE: Turn right into Belvoir Road and turn left at the crossroads/traffic lights into Ashby Road, take the second left onto Ravenstone Road continue onto Coalville Lane, turn left onto Wash Lane (A447) continue to follow A447, turn right onto Ashby Road and continue onto Pisca Lane, turn left onto Main Street and take the second right onto Swepstone Road turn right into Sparkenhoe Estate and fork left into Blckett Drive, right onto Belcher Close and right again onto Marston Way where the property can be found.



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