

Alexanders
MarketMakers.

Belcher Close
Heather

- Extended three bedroom detached family home
- Popular village cul-de-sac position
- Three versatile reception rooms
- Modern fitted kitchen and separate dining room
- Main bedroom with en suite shower room
- South-facing enclosed rear garden
- Paved patio and decked seating areas
- Generous driveway parking
- EPC Rating C / Council Tax Band C / Freehold

Alexanders offer to the market this well-presented and extended three bedroom detached family home, occupying a pleasant cul-de-sac position within the popular village of Heather. The property offers spacious and versatile accommodation, including three reception rooms, a modern fitted kitchen, utility room and ground-floor cloakroom.

The first floor provides three well-proportioned bedrooms, with the main bedroom benefiting from a stylish en suite shower room, together with a separate family bathroom. The extended layout offers a practical arrangement, well suited to modern family living.

Externally, the property enjoys a generous driveway providing ample off-road parking, alongside a south-facing rear garden, predominantly laid to lawn and complemented by paved patio and decked seating areas, ideal for outdoor dining and entertaining.









Location:
Heather is a popular village in North West Leicestershire, conveniently positioned between Ashby-de-la-Zouch and Coalville. The village offers local amenities and access to the surrounding countryside, including nearby walking routes and recreational facilities. The historic market town of Ashby-de-la-Zouch provides a wider selection of shops, restaurants, schooling and leisure facilities, while the nearby A42 and M42 offer convenient connections to the wider East Midlands and motorway network.

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 C.

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.

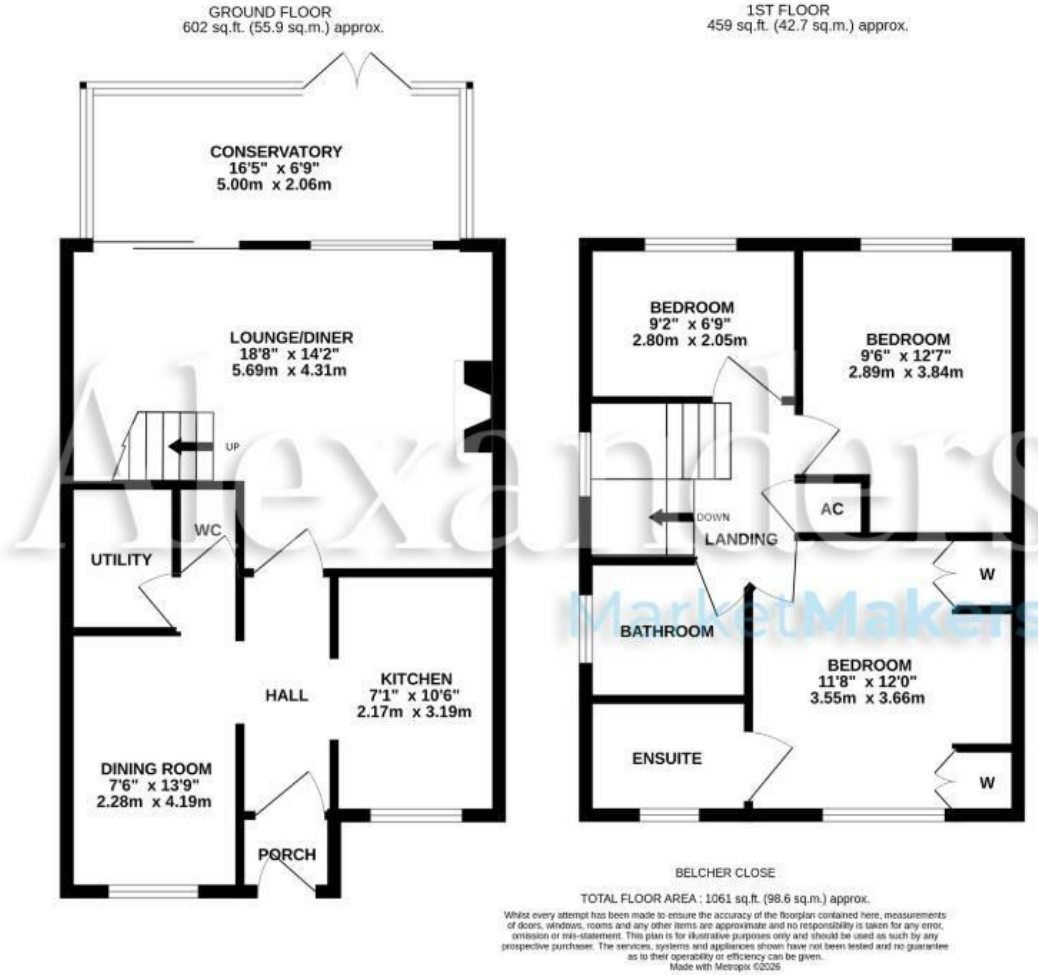

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General Note:

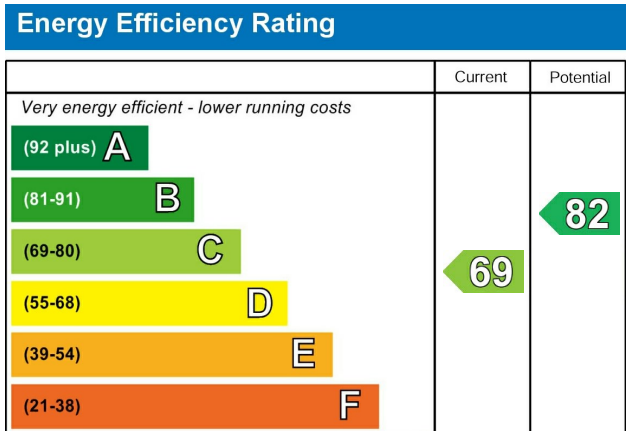
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection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

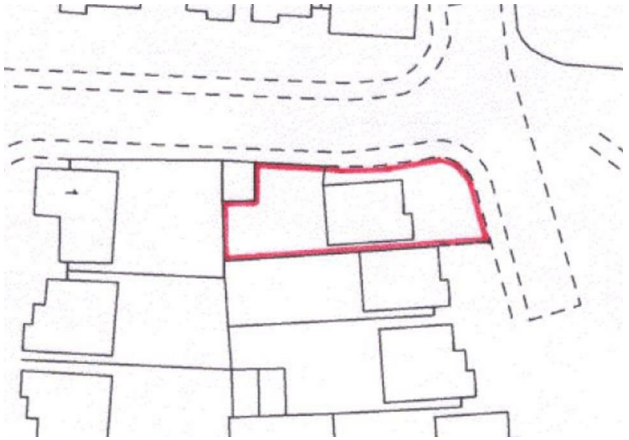
Property Imagery Disclaimer:

Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.











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