



1, HOME FARM CLOSE, HEATHER, LE67 2RW

PRICE £190,000

ANDREW GRANGER & CO

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Offered for sale with no upward sales chain is this deceptively spacious beautifully presented unique barn conversion. This property is located in a sought after village location on a select development.

The property benefits from having gas central heating & Upvc double glazing. This accommodation comprises; lounge, kitchen/diner, guest W.C, first floor landing, two double bedrooms and family bathroom. Outside the property enjoys a court yard to front aspect and has allocated parking.

LOCATION

Heather is a small rural village and is due west of the town of Ibstock in the district of North West Leicestershire, not far from Ashby de la Zouch. With countryside surrounding the village and Shackerstone Heritage Steam Railway and canal nearby, you won't be short of activities to do, and you can finish with a hearty drink at one of the two local pubs to refresh. The school is extremely sought after for those with a family and for the commuter, access to both the M1 and the M42 is close by. The village is most famous for its scarecrow festival, which takes place every summer.

ACCOMMODATION IN DETAIL

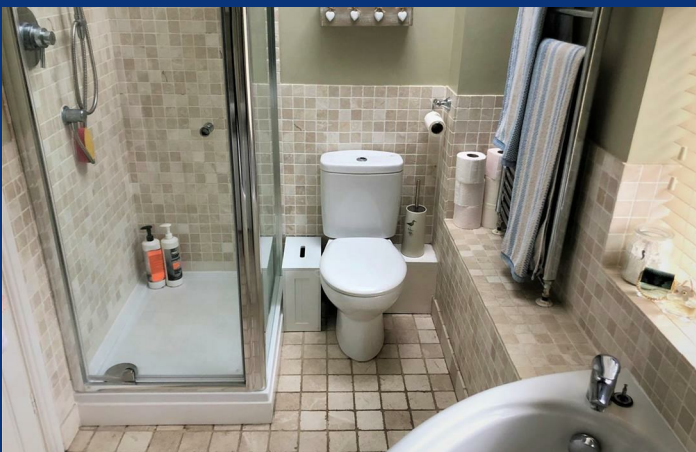
GROUND FLOOR

LOUNGE 17'10" x 14'7" (5.454 x 4.460)

Upvc double glazed stable style door to front aspect, Upvc double glazed window to front aspect, double radiator, stairs leading to first floor landing, under-stairs storage cupboard. Door to guest/cloaks W.C, doorway through to Kitchen/diner.

KITCHEN/DINER 14'8" x 12'7" (4.487 x 3.851)

Fitted with a range of wall and base level units with workspace over, stainless steel sink with swan neck tap over, integrated dishwasher, integrated fridge/freezer and integrated washer/dryer. Built in oven, 4 ring electric hob and stainless steel extractor hood over. Integrated wall mounted "Glow Worm" combination boiler, spotlights to ceiling, Upvc double glazed window to front aspect, double radiator, tiled flooring.



GUEST CLOAKS/W.C

Fitted with a two piece suite comprising of low flush W.C and wash hand basin, tiled floor, radiator.

FIRST FLOOR

LANDING

Doors to bedrooms & bathroom.

BEDROOM ONE 15'2" x 11'11" (4.632 x 3.650)

Upvc double glazed window to front aspect, double glazed velux to front aspect, radiator.

BEDROOM TWO 15'2" x 9'1" (4.647 x 2.791)

Upvc double glazed window to front aspect, radiator.

BATHROOM 9'4" x 5'7" (2.867 x 1.718)

Fitted with a four piece suite comprising of corner bath, shower cubicle, wash hand basin and low flush W.C. Chrome towel radiator, tiled flooring and tiled splashback. Upvc double glazed window to front aspect, double glazed velux to front aspect, radiator.

OUTSIDE

To the front of the property is a low maintenance courtyard where a right of way exists and is mainly paved with pebbled areas with a walled boundary to front & gated access. The property enjoys 1 allocated parking space.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation



Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

ENERGY PERFORMANCE CERTIFICATE

EPC rated - C.

COUNCIL TAX

Council tax band - awaiting information from Vendor.

STAMP DUTY RATES

You will pay: nothing on the first £125,000 of the purchase price, 2% on the next £125,000, 5% on the next £675,000, 10% on the next £575,000, and 12% on the rest (above £1.5 million) A further 3% will be payable on the whole amount if this is an additional property to one that you already own.





Ground Floor

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First Floor

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LOCATION



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