



The Old Inn
Nottingham Road
Peggs Green
Coleorton
LE67 8JG

£650,000

A DELIGHTFUL COUNTRY HOME of charm & character with a **STYLISH MODERN INTERIOR**, occupying a wonderful mature 1/3 acre plot, enjoying a spacious **VERSATILE LIVING SPACE** of 3620 Sq ft, with 3 reception rooms, fitted kitchen, 6 **DOUBLE BEDROOMS** 2 bathrooms, large single garage, **OUTSTANDING VIEWS**



Property Features

- Distinctive Home
- Beautifully Appointed
- Spacious Interior
- 3625 Sq Ft
- 1/3 Acre Plot
- 6 Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- Large Garden
- Single Garage

Full Description

The Old Inn is a delightful 6-bedroom country home of charm and character, which occupies a wonderful deceptive plot of 1/3 acre with outstanding views to the front over the Coleorton Valley.

With a distinctive facade, the property offers an extremely versatile and spacious interior over three floors of 3620 Sq ft, including the garage, beautifully presented throughout with an abundance of original features including revealed ceiling beams and offering a stylish modern finish, complemented externally by the large rear lawned garden, off road parking and a large single garage.

With a welcoming deep entrance hall, you are instantly drawn into the property, with three ground floor reception rooms, there is ample space for family entertaining, including the spacious living room with log burner, separate dining room and a great snug with a spiral staircase to the first floor leading to two double bedrooms.

The breakfast kitchen is comprehensively fitted and enjoys french doors to the kitchen garden, separate utility room, cloakroom/wc and a useful cellar. There are four large double bedrooms over two floors including the main bedroom with a large en-suite and a luxury shower room on the second floor.

Fronting onto Nottingham Road, there is parking for two cars directly outside with access to the large single garage with further parking. The rear garden is an absolute delight, perfect for children, great for family entertaining and backing onto open countryside.

Lying in a semi rural position within the sought after hamlet of Peggs Green in the parish of Coleorton, which is a small village with 3 great pubs, Church and village primary school, also bordering the villages of Griffydam and Swannington, lying approximately four miles from the historical market town of Ashby-de-la-Zouch.

Ashby enjoys a comprehensive range of local amenities including shops catering for most day to day needs, schools of all grades, recreation amenities and centres of employment and is also well situated for ease of access to the M1 & M42 leading to many east midlands towns and cities including Loughborough, Leicester, Nottingham, Derby, Birmingham, Tamworth together with East Midlands Airport at Castle Donington.

TENURE The property is Freehold

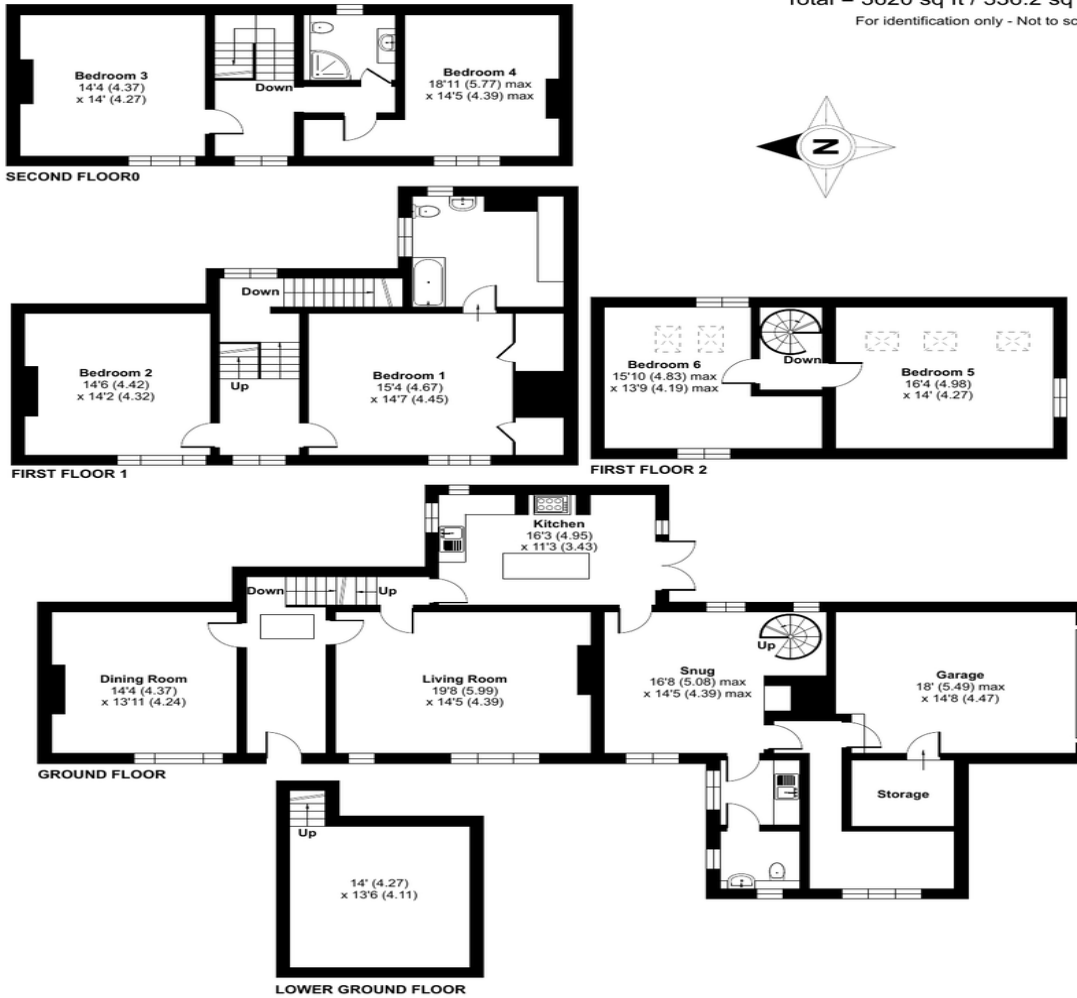
COUNCIL TAX The property is in Band E





Nottingham Road, Coleorton, Coalville, LE67

Approximate Area = 3365 sq ft / 312.6 sq m
 Garage = 255 sq ft / 23.6 sq m
 Total = 3620 sq ft / 336.2 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchem 2023. Produced for Whitehead's Estate Agents Ltd. REF: 966055

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements