

Lower Moor Road

Coleorton, Coalville, LE67 8FJ

John
German





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Guide price range £700,000 - £725,000

In the picturesque village of Coleorton lies a substantial country home which offers a stylish and well presented living space set within. Backing onto fields with beautiful views, it has mature gardens of around 0.3 acres plus an extensive driveway and large garage. Potential building plot (subject to PP).



Immaculately presented throughout with an excellent layout, this property is a fantastic opportunity for growing families to acquire a spacious and versatile home with generous accommodation and a beautiful location.

The village lies approximately 3 miles east of Ashby-de-la-Zouch, in the Coleorton Valley. A truly rural location with many country lanes to lose yourself in and some fabulous properties tucked away. The village embraces all that village life offers with a busy social agenda, a couple of pubs that do excellent food and a good local primary school. The commuter links are perfect, lying on the doorstep to the M42 and the M1 and of course the popular town of Ashby with its recently opened M&S food store.

Upon entering the property, you are welcomed into the spacious entrance hall with doors leading to all primary ground floor rooms, stairs leading up to the first floor and the benefit of a useful ground floor modern guest shower room/WC leading off.

The open plan breakfast kitchen is the ultimate social space and commands the focal point of the property. Fitted with a range of modern wall and base units in a beautiful baby blue colour providing heaps of storage, complimentary work surfaces sit above with matching returns, there is an under stair pantry cupboard providing further shelved storage, there is space for a large range style cooker and a central breakfast table/free standing preparation island. Double aspect windows overlook the garden and a door leads you outside. Lying off the kitchen is a useful utility room with matching cabinets and appliance spaces. A door from here accesses a pleasant enclosed rear walled courtyard area.

The ground floor also boasts a generous lounge with triple aspect views, feature fireplace and patio doors which frame a picture perfect view to the rear garden and lead you directly outside to the patio area.

There is a large family dining room, again with a lovely garden outlook and this is a perfect place for entertaining or family meals.

The first floor accommodation leads off a large landing with plenty of room for a study/sitting area and comprises four double bedrooms with a spacious main family bathroom finished in white including a bath, WC, wash hand basin, storage cupboards and radiator. A door leads to central heating units, water tank and further storage area with shelves. The main bedroom has a double aspect view of the garden and fields beyond. One wall has been cleverly fitted with an extensive range of full height wardrobes with shelving and storage within and there is a private en suite shower room leading off.

Bedrooms two and three have similar countryside views and fitted wardrobes. Bedroom four overlooks the front and is a generous double sized L shape room.

Outside, this spectacular property offers a wonderful enclosed rear garden laid to lawn with stunning flowering beds, summer house plus large garden shed with power and there is a paved and decked patio entertaining area, perfect for al fresco dining and summer family BBQ's. There is beautifully presented front garden laid to lawn with raised and flowering beds and an ample driveway provides turning and parking and access to the large garage.

Agents note:

Due to the size of the plot and position of the main house, there is an excellent opportunity (subject to planning permissions) for a separate ancillary dwelling to the side. We understand from the vendors and the years passed, there was such a permission in place which is now obviously lapsed. Original drawings are available for inspection with the vendors.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: LPG central heating. Mains water and drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk

Our Ref: JGA/31072023

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band G













Ground Floor



Floor 1

Approximate total area⁽¹⁾

2223.53 ft²

206.57 m²

Reduced headroom

30.15 ft²

2.80 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	40 E	
21-38	F		
1-20	G		



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