

# Lower Moor Road

Coleorton, LE67 8FN

John   
German





A gravel driveway leads from the foreground towards a road in the distance. The driveway is bordered by concrete curbs. To the left of the driveway is a green lawn, and to the right is a tall, dense hedge. In the background, there are more hedges, trees, and some houses under a cloudy sky.

## Lower Moor Road

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£500,000

A fabulous three bed, two bath versatile village home backing onto fields. Newly constructed with a great attention to detail including a breath taking open plan kitchen, dining and living area with twin glazed lantern roofs and full width bi-fold doors - a real heart to this beautiful home. No upward chain.

This gorgeous architecturally designed bespoke home enjoys a stunning location in the village of Coleorton. It has the benefit of no upward chain and air source heat pump central heating with zoned under floor heating to the ground floor. A truly versatile property with a flexible layout, suitable for families or buyers seeking a single storey home. There are many highlights but the open plan social kitchen, dining and living space is a real wow room. Book your viewing today to see why we love this home.

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.

The property lies well back behind a gravelled driveway with lawn and boundary hedgerow. A modern entrance door opens back to reveal a wide and welcoming reception hallway with stairs leading off and with a view towards the kitchen and gardens beyond which will stop you in your tracks.

The ground floor living space offers a separate reception room/bedroom, complimented by a luxury shower room on the opposite side of the hallway. It is beautifully appointed with feature tiling to the walls, there is a contemporary vanity wash hand basin with storage drawers beneath, concealed cistern WC and a large frameless walk in shower with dual shower head.

From the hallway a sliding pocket door opens to reveal an amazing open plan living space comprising open plan kitchen, dining and living area. It truly is the heart of the home and seamlessly integrates these spaces into one. There is extensive space for a sofa seating area with media wall having space for wall mounted television, there is ample space for a dining table and alongside a further seating area if required. The kitchen itself is finished in a lovely dark regency blue with contrasting off white countertops, it offers lots of storage and comes with a range of integrated appliances. The feature of this room is no doubt the twin lantern glazed roofs which flood the room with light and the full width bi-fold doors which fold right back to allow the outside in and create a superb window and access out into the gardens beyond.

Upstairs on the first floor you will find there are two double bedrooms, both well proportioned and having views over Coleorton and the countryside beyond. These two rooms have the use of a first floor family bathroom which is appointed with a panelled bath with glazed shower screen and twin shower above with rainfall shower head, there is feature wall tiling, WC and pedestal wash hand basin.

Return to downstairs and step outside through the bi-fold doors and you will find yourself standing on an extensive paved patio area with neat lawned gardens. To one side of the garden is a paved hard standing area, perfect for a summer house. The gardens benefit from not being overlooked and backing onto countryside.

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

**Services:** Air source heating pump. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

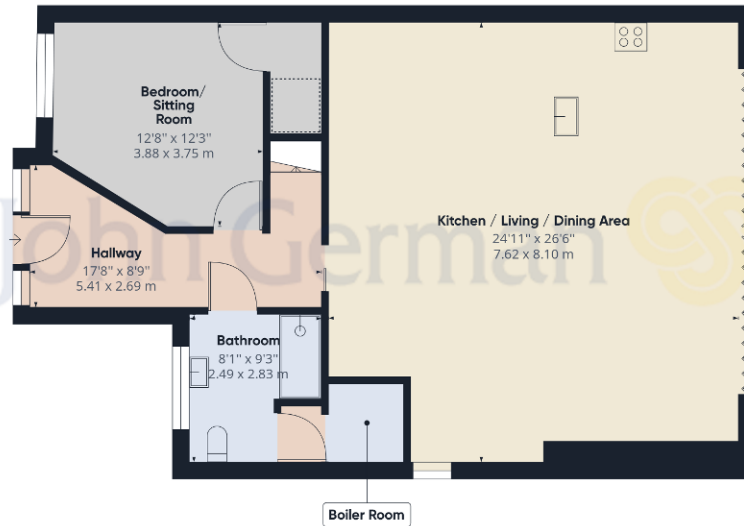
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/30082023

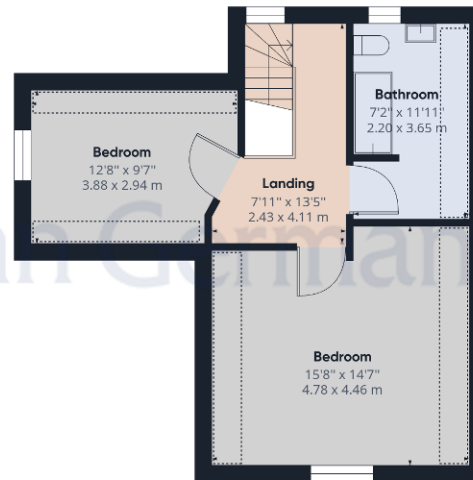
**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band TBC







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1518.82 ft<sup>2</sup>  
141.10 m<sup>2</sup>

**Reduced headroom**

111.58 ft<sup>2</sup>  
10.37 m<sup>2</sup>

(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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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