

The Stable Yard
Constable Way
Coleorton
LE67 8FW

£500,000

A real LIFE-STYLE OPPORTUNITY to acquire a substantial 3 bedroom, 3 bathroom MEWS STYLE property with 1366 sq ft of living space, single garage and landscaped garden, situated in the GLORIOUS SETTING OF COLEORTON HALL, with 56 Acres of Private Woodland & Gardens..NO UPWARD CHAIN



Property Features

- Glorious Setting
- Coleorton Hall
- Mews Property
- Spacious Interior
- 1366 Sq ft
- 3 Bedrooms
- 2 En-Suite Bathrooms
- Large Lounge
- Single Garage
- No Chain

Full Description

Offering an enviable lifestyle, this wonderful 3bedroom mews style property is set in the magnificent private grounds of Coleorton Hall, a private gated development with 56 acres of private woodland and gardens, carefully maintained for the exclusive use of the residents, lying just 2 miles north of the popular market town of Ashby de la Zouch.

Just one of 5 properties, originally built by Bloor Homes, the property affords a spacious well presented interior enjoying 1366 sq ft of internal living space, complemented by a delightful landscaped low maintenance walled rear garden and a single garage.

Internally you are welcomed by the impressive reception hall, cloakroom/wc, the rear lounge is great for family entertaining and overlooks the rear garden, whilst the dining kitchen is well equipped with integrated appliances and a

useful utility room. On the first floor are three good sized bedrooms including 2 with en-suite shower rooms and main family bathroom.

With allocated parking directly to the front, there is plenty of space to park with a single garage in block with an electric door. The walled rear garden has been creatively landscaped enjoying a sunny rear aspect and ideal for outdoor entertaining.

The Coleorton Hall Estate lies approximately two miles from the renowned and historical market town of Ashby-de-la-Zouch which 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 and M42 leading to many east midlands towns and cities including Loughborough, Leicester, Nottingham, Derby, Birmingham, Tamworth together with East Midlands Airport at nearby Castle Donington.

TENURE We are advised the property is Freehold

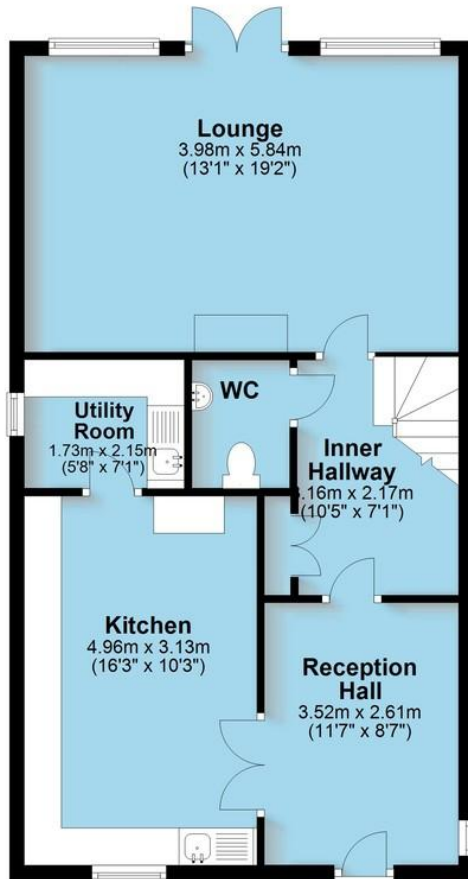
COUNCIL TAX The property is in Tax Band E

SERVICE CHARGE We are advised that currently there is an annual charge of £1500 pa paid in two 6 monthly Instalments of £750

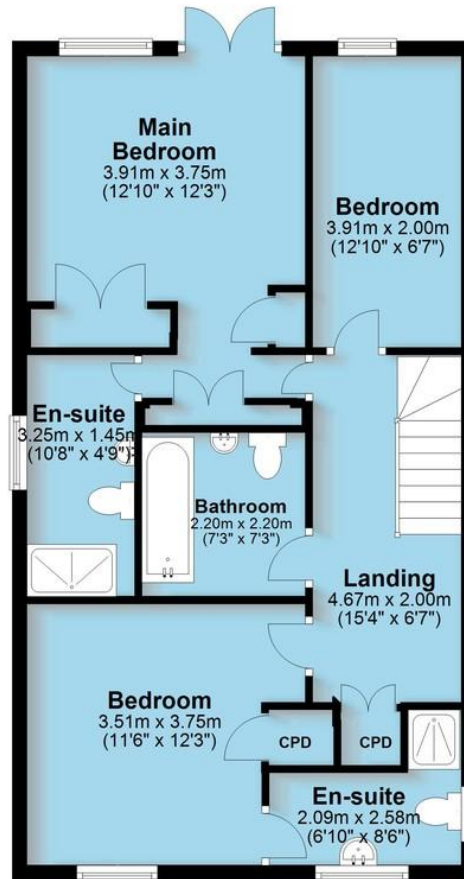




Ground Floor



First Floor



Total area: approx. 127.0 sq. metres (1366.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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