

Long Lane

Coalville, LE67 4DZ


John
German



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£625,000



This wonderfully spacious family home sits upon a private mature garden plot of 0.25 acres set back behind electric gates. Extending to over 2000 sq.ft, it offers stylish living space with five bedrooms, three bathrooms (two en suite), three reception rooms and a luxury refitted breakfast kitchen, a double garage plus a superb brick garden room/bar.

This superb bespoke home is tucked away on a popular development, a true one off property of excellent proportions. It lies back beyond a long shared private driveway with electric double wrought iron gates opening to reveal an extensive driveway with a detached double garage. The total plot extends to circa 0.25 acres and enjoys excellent privacy coupled with a very convenient residential location.

Coalville, as the name suggests, is a former mining town with a strong sense of pride in its former heritage. It strategically occupies an excellent location for the busy commuter, with excellent links to the M42, M1 and A50, making the towns and cities of the East and West Midlands within easy reach. Enjoying excellent local facilities within the town, combined with popular schools and both the National and Charnwood Forest on the doorstep, makes this an ideal place for the growing family.

Accommodation - Set beneath the canopy porch entrance is a half glazed entrance door which opens to reveal a large welcoming central reception hallway with balustraded staircase leading off and access to all of the principal reception rooms. Glazed double doors on your left offer a tempting glimpse and access through into the wonderful lounge measuring over 23' in length. It has a feature living flame gas fire at its focal point, picture windows to the front elevation and French double doors lead you directly out to the rear garden.

For those who love to entertain there is a separate formal dining room, this too overlooks the rear garden and benefits from a connecting door that takes you through into the gorgeous breakfast kitchen. This kitchen has been beautifully refitted with an extensive range of cabinets with inframe doors and drawers topped with gleaming white quartz countertops with inset sink and an instant hot water mixer tap. There is space for a range style cooker and integrated within is a tall fridge freezer and dishwasher. Tiled flooring runs underfoot with underfloor heating and French double doors open out into the garden.

Off the kitchen is a useful utility room with side door access.

Return to the hallway and for larger families there is dedicated family room. This double aspect room has a walk in front facing bay window and coving to the ceiling.

Lastly on the ground floor is a spacious guest's cloakroom with feature half tiling to the walls and a vanity unit with wash hand basin and WC.

Upstairs a feature gallery landing has a lovely seating nook. The property offers five double bedrooms with both bedrooms one and two having fitted wardrobes and private en suite facilities. Bedroom one is a particularly large bedroom with fitted wardrobes running along one wall, views over the rear garden and its fully tiled en suite has a luxury suite comprising bath, WC and vanity wash hand basin with clever storage below and to the side.

The family bathroom has also been refitted and features tiled walls and floor, vanity wash hand basin, WC and a large walk in shower with complementary shower panelled walls with a rainfall shower set above.

Outside - As previously mentioned there is extensive parking to the front, a double garage with up and over entrance doors alongside a courtyard area with a brick built garden room that has double French opening doors, light and power points. This versatile space is ideal for entertaining or for a home office. The gardens are laid principally to lawn and lie to the front, side and rear with plenty of room for family life. There are various patio areas dotted around to take full advantage of the summer sunshine, one corner has a decked pergola sitting area whilst the opposite has a brick pillar pergola with patio area and brick built barbecue. The gardens really are a wonderful feature of the property and must be seen to be appreciated!

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Restrictions: Some covenants

Coalfield or mining area: Mining area

Building safety: There are tree preservation orders on some of the trees

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/07052024

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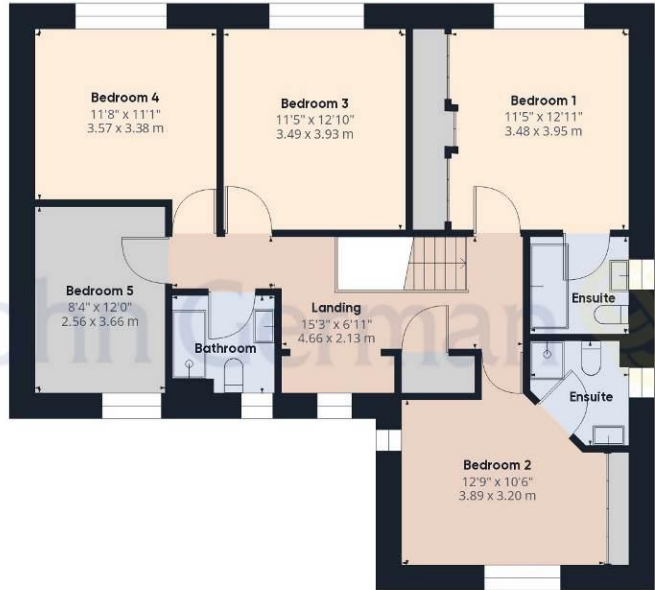








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2132.72 ft²
198.14 m²

Reduced headroom

14.19 ft²
1.32 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.



Agents' Notes

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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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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