

# Lower Moor Road

Coleorton, Coalville, LE67 8FJ

John   
German





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£295,000

Traditional semi detached village home extending to circa 1214 sq.ft, offered for sale with no upward chain and having countryside views from its rear garden and off road parking. The property is ideal for personalisation and could even offer four bedrooms with some internal alterations.

Set right in the heart of the village, this semi detached period home is an ideal family property offering generous proportions coupled with large gardens to the rear ideal for children and dogs to run around in. It is offered to the market with no upward chain and early vacant possession. There is great potential for improvement and enlarging with the creation of a fourth bedroom potentially on the large landing or conversion of the loft space to create a whole other floor (subject to PP/regulations).

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.

**Accommodation** - The property sits back from the road behind a screening hedge with off road parking lying opposite providing parking for numerous vehicles. A pathway approach leads to a side uPVC entrance door that takes you into a generously proportioned reception hallway with a winding staircase leading off to the first floor part galleried landing above.

Immediately to your right you step into the first of two well proportioned reception rooms, this particular room would be an ideal dining room and has a front facing window. An archway with step takes you down into the sitting room with a bay window to the front elevation and a warming focal point is provided by a period style open fireplace with raised hearth and surround.

There is a great sized family breakfast kitchen which has base and wall mounted cabinets wrapping around three sides of the room with complementary countertops. There is space for a range style cooker and other appliance spaces alongside ample space for a family breakfast table. A uPVC double glazed window overlooks the rear garden and sliding patio doors take you outside.

Last but not least on the ground floor is useful guest's cloakroom.

Take the turning staircase to the first floor and you will arrive upon a very well proportioned landing that has great potential for subdividing to create an additional bedroom or study. Arranged around you will find three well proportioned bedrooms, the master bedroom has the benefit of fitted wardrobes along one wall. Bedroom two is another great sized double room and bedroom three is a large single having views to the rear over the garden and countryside beyond.

The family bathroom is well proportioned and finished in white having a suite comprising corner bath, pedestal wash hand basin, WC and a separate shower cubicle.

**Outside** - To the rear is an extensive paved patio area with brick built boundary wall. Steps lead down to long lawned gardens that enjoy a great degree of privacy and views over countryside.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:**

**Parking:** Off road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** LPG

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

**Broadband type:**

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 C


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

**Our Ref:** JGA/23082024

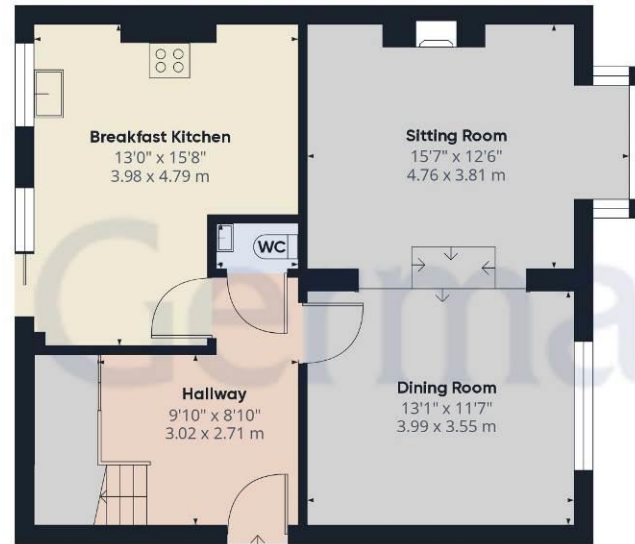


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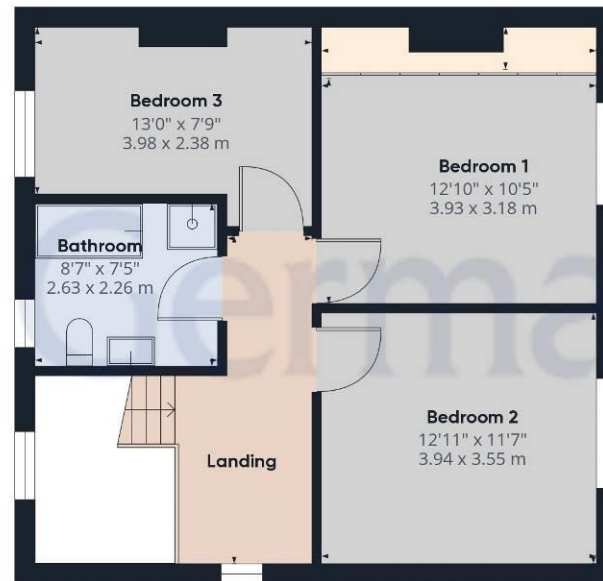


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Ground Floor



Floor 1

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

1214.81 ft<sup>2</sup>

112.86 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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**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		73 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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