

# Agar Nook Lane

Coalville, LE67 4UB

John German









# Agar Nook Lane

Coalville, LE67 4UB

£560,000

Tucked away on a long tree-lined drive, this spacious and versatile home sits on a 0.25 acre plot with mature gardens and extensive parking. Featuring up to six bedrooms, stylish living spaces, and superb outdoor areas, it offers flexible family living in a peaceful, secluded setting.

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## Beautifully Positioned Home with Flexible Living and Exceptional Outdoor Space

Tucked away at the end of a long winding tree-lined drive, this beautifully presented, and deceptively spacious home enjoys a wonderfully secluded setting on a generous 0.2-acre plot. Offering versatile accommodation across two floors, extensive mature gardens, and exceptional parking - including a double garage, carport, and secure space for a motorhome or caravan - this unique property perfectly blends flexible family living with peaceful countryside charm.

### Ground Floor Living

Step inside through the entrance porch into a welcoming central hallway, where glazed oak doors door and a rising oak staircase create a stylish first impression. Off the hall, you'll find a spacious cloakroom perfect for coats, boots, and shoes, along with a guest WC.

The heart of the home is the large, L-shaped open-plan lounge and dining room, positioned at the rear of the property to make the most of the garden views. A wide picture window frames the beautifully landscaped garden, while French doors lead out to a covered patio - perfect for entertaining or relaxing outdoors. Oak flooring underfoot and ample space for a family dining table complete this warm and inviting space.

The adjoining kitchen is thoughtfully designed for both function and style, featuring oak base and wall-mounted cabinets, sleek black granite countertops, and a 1.5-bowl under-counter sink. Integrated Bosch oven and grill, a De Dietrich induction hob with floating extractor, under-cabinet lighting, and kickboard illumination add a contemporary touch. There's space for a family breakfast table, and a utility area conveniently accommodates white goods. Dual aspect windows fill the room with natural light, and a door leads directly outside.

A long corridor from the central hallway leads to four ground floor bedrooms, offering fantastic versatility - perfect for bedrooms, guest accommodation, or additional reception rooms. Adjacent to these rooms is a stylish family bathroom, featuring a Jacuzzi panel bath with mixer tap and shower, a quarter corner multi-jet spa shower, pedestal wash basin, WC, and a tall towel radiator. French doors from the corridor open out to a private decked patio area, ideal for morning coffee or evening relaxation.

### First Floor Accommodation

An oak staircase rises to the first floor landing, where you'll find two generous double bedrooms, each with their own ensuite facilities. The principal suite features a charming canopy ceiling, dressing area, built-in wardrobes, and a luxurious ensuite with a walk-in wet room-style shower, floating wash basin, WC, and full-height contemporary tiling. The second bedroom also benefits from fitted wardrobes and a private ensuite shower room, with both rooms offering handy under-eaves storage.

## Outdoor Space & Parking

The gardens are a true highlight of this property - mature, private, and beautifully maintained, with lawns framed by established trees, shrubs, and flower borders. Benefiting from a sunny southerly aspect, the outdoor space is ideal for both entertaining and quiet enjoyment. Paved patios run along the east and south sides of the home, including a covered area for year-round use, and a decked patio accessible via French doors from the interior. A rare and valuable feature is the extensive parking provision for multiple vehicles, including a three-bay covered carport, a double garage with electric roller doors, power and lighting, and a useful workshop area to the side and rear - offering exceptional practicality for those with multiple vehicles or hobbies requiring space. All securely tucked away behind gated entrance

**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:** Standard

**Parking:** Drive, carport & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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 F

**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/01052025

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John German 









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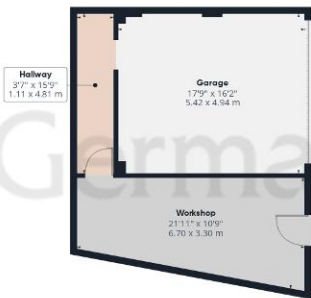




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

2359 ft<sup>2</sup>

219.1 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>

1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## 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.

**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	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## John German

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