



Moor Lane
Coleorton

Moor Lane

Coleorton

- Beautifully maintained detached family home
- Three reception rooms, with one leading into the gardens
- Stone fire place with cosy log burner
- Four double bedrooms to the first floor
- Two double bedrooms to the second floor
- Landscaped wrap around gardens
- Double garage and paved driveway with room for four cars
- EPC rate C / Council Tax band G / Freehold

General Description

Alexanders of Ashby are delighted to offer to the market 'Mill House', occupying grounds of 1/3 of an acre with superb wraparound gardens. Positioned on the outskirts of the much sought after village of Coleorton, this attractive individual self build offers a substantial living area, providing an impressive floor area of 3,016 square feet.

Location

The property is located within the village of Coleorton, a pretty settlement with a choice of public houses and excellent access to nearby Ashby-de-la-Zouch; just 3 miles away. Of particular note, is the easy access to Leicester, Loughborough, Nottingham and Birmingham. There is an excellent choice of local schools and beautiful countryside surrounding the village.

Accommodation Summary

The property is offered to the market completed to exacting requirements by its current owners, utilising selected quality building materials, resulting in a remarkable new home of traditional design. Rare features include beautiful joinery throughout, wet underfloor heating across two floors, built in vacuum system, bespoke hardwood kitchen with granite worktops and NEFF appliances, and a tremendous stone fireplace with inset log burner.



Laid across three floors, expect to find generous room proportions throughout. As you enter the entrance hall, there are three reception rooms, which include the triple aspect formal sitting room with doors out into the garden, study, and dining room. Beyond is the bespoke kitchen/ breakfast room with access to the utility and WC. Four double bedrooms and the family bathroom are positioned on the first floor, which includes the principal suite benefiting from a new modern en suite bathroom and fitted wardrobes.

Two further double bedrooms are located on the second floor and share the use of the third bathroom within this superb property.

Externally, access to the property is from the popular "Moor Lane" into a spacious block paved driveway with parking for four vehicles and access into the double garage. Above the garage is an exceptional space ideal for home office, games room or those looking to convert into a "self contained accommodation" as services have been put in place in readiness. The formal gardens are wonderfully landscaped with mature, manicured hedging, stocked borders, various seating areas with pergola above the main terrace.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band G.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





TOTAL FLOOR AREA : 3016 sq.ft. (280.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.