

Alexanders



The Moorlands

Coleorton



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Coleorton

- Spacious three bedroom semi detached house
- Bright and modern living space with bifold doors
- Wood burning stove
- Contemporary kitchen / diner
- Impressive three piece shower room
- Professionally landscaped gardens
- Large garden shed included in sale
- EPC Rating E / Council Tax Band C / Freehold

General Description

Alexanders of Ashby-de-la-Zouch are delighted to introduce to the market this superb three bedroom semi detached family home, located in the popular and semi-rural village of Coleorton.

Accommodation

Internally, expect to find bright and modern living space laid across two floors. The accommodation has been carefully and considerably improved and extended over recent years to comprise; entrance hall with useful cupboard and access to the main sitting room with feature wood burning stove, contemporary kitchen / diner with an integrated digital oven and integrated microwave / oven combination, along with a dishwasher and washing machine, with doors into WC and bifold doors into the garden. Upstairs are three good sized bedrooms, two of which benefit from fitted wardrobes, one of which custom built by Sharps Bedrooms. There is also a high quality shower room with an impressive walk in rainfall shower. The gardens have been professionally landscaped for ease of maintenance with a paved seating terrace, small lawned area, stocked borders and large garden shed included within the sale. The rear garden is South West facing and is a natural suntrap from midmorning. The front gardens are also laid to lawn with an established centre flower bed. There is access to easy on road parking on the quiet country road.



Location

Coleorton is a sought-after village with three public houses and excellent road links to Loughborough, Leicester, Nottingham and Birmingham. The village also lies approximately 3 miles from the widely regarded market town of Ashby with a host of amenities to include a variety of independent shops, delis, well known restaurants and bars. The property is located within the catchment area for the sought-after Ashby School and Coleorton Primary School.

Viewings

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

Tenure

Freehold.

Services

We are advised that mains electricity, water, and drainage are connected to the property. The heating is electric.

Local Authority

North West Leicestershire District Council, Belvoir Rd, Coalville LE67 3PD Council Tax Band C.

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.

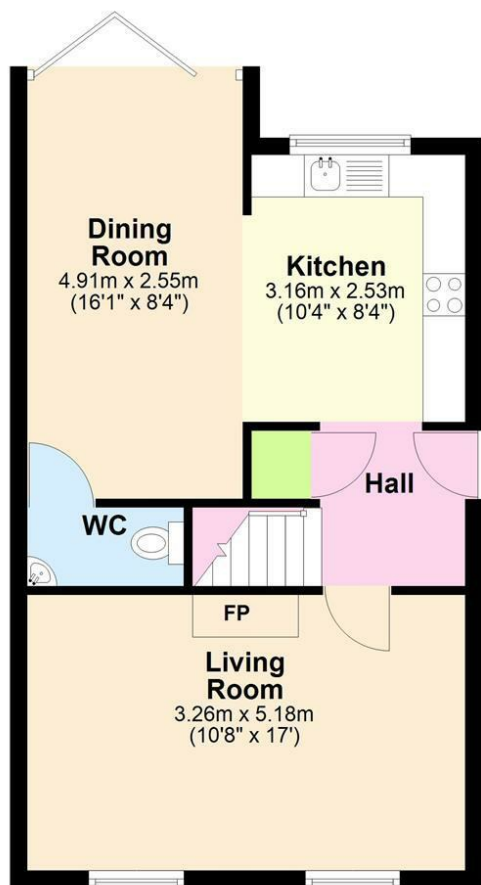
Money Laundering

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.



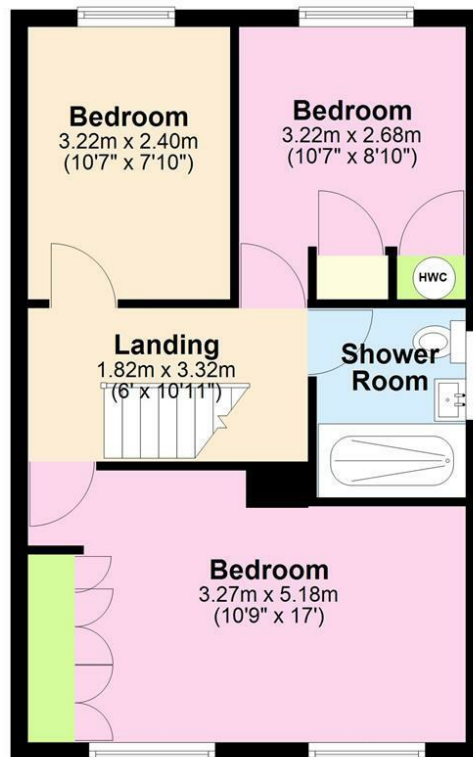
Ground Floor

Approx. 46.0 sq. metres (494.9 sq. feet)

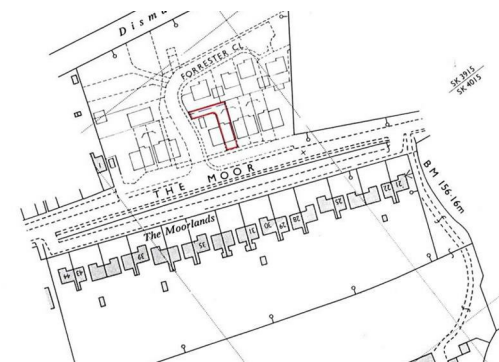


First Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



Total area: approx. 89.8 sq. metres (966.6 sq. feet)



Viewing by appointment only

Alexanders

22 Market Street
Ashby-de-la-Zouch
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Telephone Sales: 01530 413126
Email: ashby@alexanders-estates.com

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.