



GUIDE PRICE £575,000
LOUGHBOROUGH ROAD, COLEORTON





Nestled within the picturesque North West Leicestershire village, this exceptional three/four bedroom detached bungalow occupies an enviable position on an above-average-sized plot. This 'ready to move into' residence is a testament to both space and convenience, offering generous living accommodation, a double garage, ample off-street parking, and a private landscaped rear garden. To truly appreciate the beauty and potential of this property, it must be seen in person.



Stepping through the traditional entrance door, you'll find yourself in the spacious entrance hall, a hub that connects to all the one-level living spaces. To the left, three generously sized double bedrooms await, along with a well-presented three-piece family bathroom. Turning right, you'll discover two versatile reception rooms. The first is a spacious reception lounge that opens up to the rear gardens through patio doors, inviting natural light and views of the outdoors. The second reception room offers flexibility and can be utilized as a formal dining room, a fourth bedroom, or a separate living space. Continuing down the hall toward the rear of the property, you'll encounter a modern fitted breakfast kitchen, equipped with an array of fitted kitchen units and integrated appliances. Adjacent to this, a utility area provides additional storage space and accommodates a washing machine and tumble dryer. Finally, a convenient three-piece shower room/WC completes the layout.



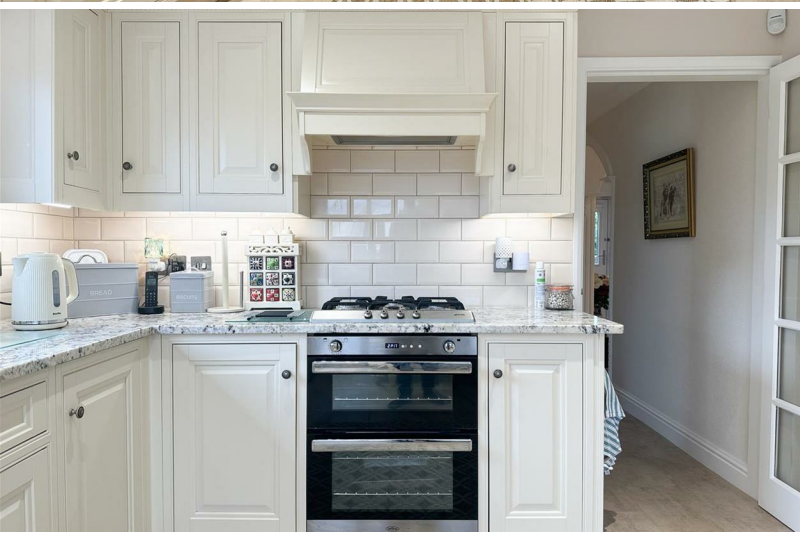




The property welcomes you with a generously sized frontage featuring a large lawned garden bordered by well-maintained greenery. A paved pathway guides you to the main entrance door and extends to the side, granting access to the rear garden. The South-facing rear gardens are a delightful space for outdoor entertainment, boasting multiple seating areas. The gardens stretch down to a substantial parking apron, where you'll find a detached double garage, providing secure storage for vehicles and more.







Ideally situated in the heart of this sought-after village, just a short three-mile drive east of Ashby town center, this property enjoys the best of both worlds. Ashby, a charming market town, offers a wide array of local facilities and amenities. Additionally, Coleorton benefits from its proximity to the A42 dual carriageway, providing excellent road links to the M1 motorway corridor, with access to the East Midlands conurbations, as well as westward to Birmingham. Surrounded by the rolling hills of North West Leicestershire and neighboring villages like Peggs Green, Newbold Coleorton, Worthington, and Griffydam, this location offers a countryside oasis with National Forest Plantations connected by public footpaths, traditional pubs, and nearby amenities.





In summary, this impressive three/four bedroom detached bungalow in North West Leicestershire offers a harmonious blend of spacious living, excellent parking options, and a beautifully landscaped rear garden. Its prime location ensures easy access to nearby amenities, major roadways, and the natural beauty of the surrounding countryside. To truly grasp the potential of this property, an in-person visit is highly recommended.









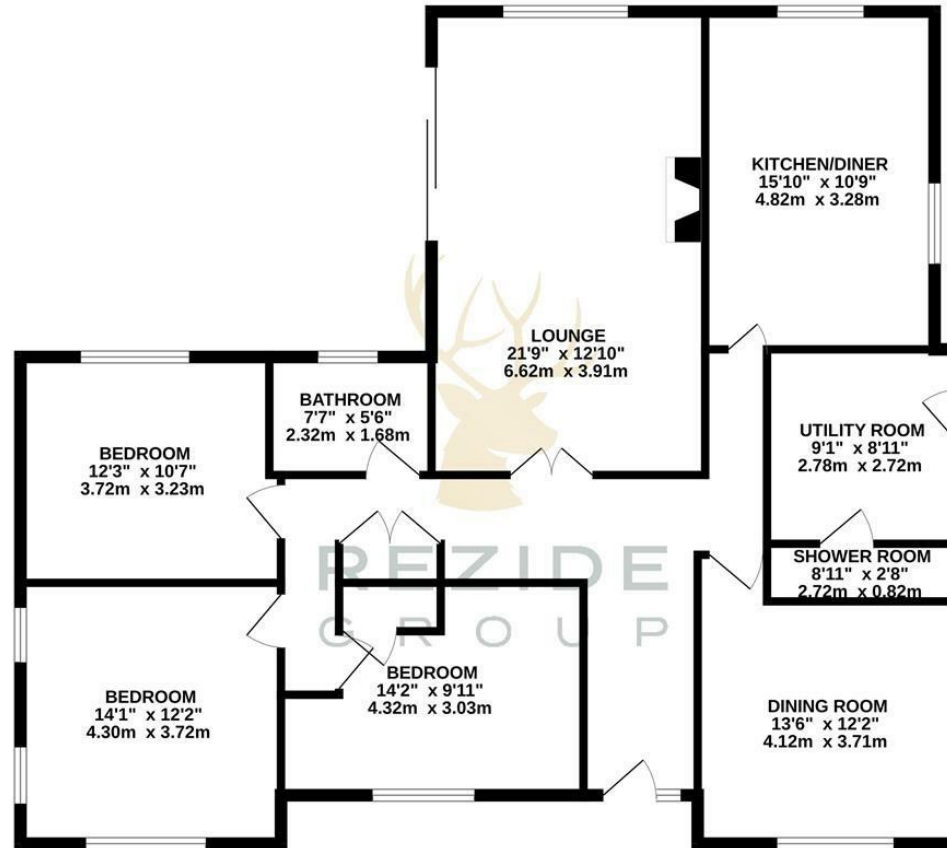


REZIDE
GROUP



PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR
1333 sq.ft. (123.8 sq.m.) approx.



TOTAL FLOOR AREA: 1333 sq.ft. (123.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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