



60, Moor Lane

Coleorton, Leicestershire, LE67 8FQ

BROWN & CO

60, Moor Lane, Coleorton, Leicestershire, LE67 8FQ

A rural detached four bedroomed property with an adjoining paddock

Option to purchase additional land up to 12 acres

In all approximately 0.85 acres

FOR SALE BY PRIVATE TREATY

Available as a whole



DESCRIPTION

60, Moor Lane is a rural detached four bedroomed property with an adjoining paddock. The property was built in 1987 and it is the agent's opinion that it is in need of some updating. The total site is approximately 0.85 acres.

There is the option to purchase additional land up to 12 acres, subject to satisfactory negotiations.

LOCATION

Coleorton is a charming village in North West Leicestershire. The area is interspersed with individual dwellings located in open countryside. The village of Coleorton benefits from excellent road links to Leicester, Nottingham, Derby and Birmingham and is also ideally located for East Midlands Airport.

The nearby towns of Ashby-de-la-Zouch and Coalville provides a full range of essential amenities, and the local area also benefits from a range of excellent school options with Repton Preparatory School, Loughborough Grammar School and Twycross House School being in the locality.

what3words: ///verbs.tanks.rigid

ACCOMMODATION

The accommodation can be summarised as follows:

Ground Floor

Entrance Hall with built in cupboard and staircase to first floor

Lounge: 6.46m x 3.64m with open fire and sliding patio doors to rear garden

Kitchen/Diner: 7.40m x 3.45m with fitted floor and wall units. CANNON 4 ring electric hob, stainless steel with mixer tap and plumbing for washing machine

Utility Room: 2.70m x 2.10m with WORCESTER Oil fired boiler

Downstairs W.C and Shower: 2.58m x 0.89m with low-flush WC, wash basin and TRITON T802 electric shower

First Floor:

With landing leading to bedroom and family bathroom

Landing: With two built in storage cupboards

Bedroom One: - 4.10m x 3.48m

Bedroom Two: - 4.58m x 3.13m (max) with storage cupboard

Bedroom Three: - 2.72m x 2.67m



Bedroom Four: - 3.65m x 3.65m

Family Bathroom: - 2.50m x 2.25m with panelled bath, MIRA Sport shower, pedestal hand basin and low-flush WC

W.C:

Outside

Detached Garage

GENERAL REMARKS & STIPULATIONS

Tenure & Possession

The property is being sold freehold.

Method of Sale

The property is being offered for sale by Private Treaty for the area edged red.

Additional Land

An agreed area of the green land totalling approximately 12 acres is available subject to further negotiations.

Services

Mains water electricity and drainage are understood to be connected to the property.

EPC

Current rating: D

Council Tax

Band F

Authorities

County – North West Leicestershire

District – Hinckley & Bosworth Borough Council

Water – Severn Trent Water

Arbitration

Should any dispute arise between the vendor and the purchaser upon any point whatsoever (not involving a question of law) arising out of the Remarks and Stipulations, Particulars of Plan or as to the interpretation thereof, the matter in dispute shall not annul the sale, but shall be referred to the arbitration of the agents, whose decision shall be final and binding on all parties to the dispute and in every such arbitration the agents shall decide how the cost of such reference shall be borne.

Wayleaves, Easements & Right of Way

There is a right of way across the property highlighted blue on the accompanying plan, otherwise the property is sold subject to and with all other wayleaves, easements or rights of way, whether mentioned or not.

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All other items are expressly excluded regardless of the inclusion in any photograph. Purchasers must satisfy themselves that any equipment included in the sale is in satisfactory order

Money Laundering Regulations

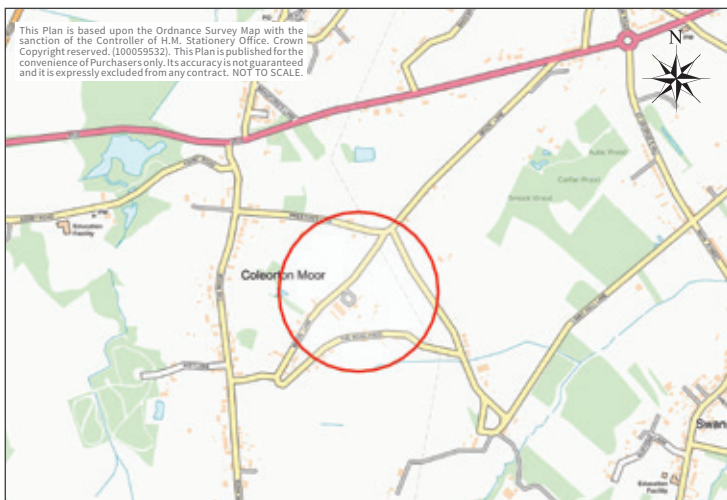
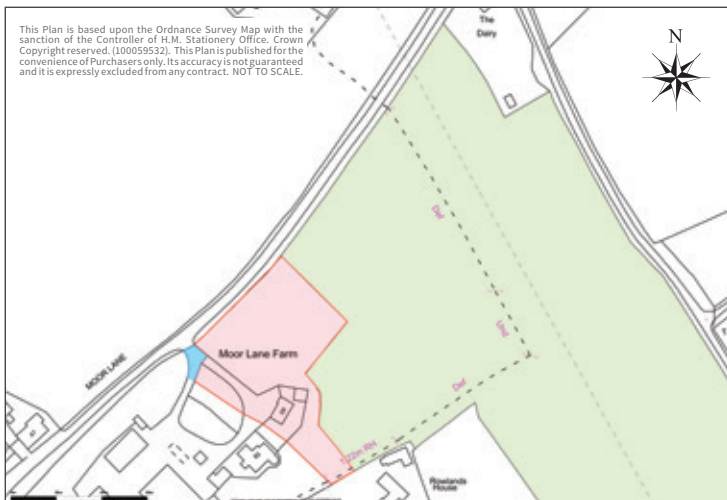
Prior to a sale being finalised, prospective purchasers will be required to produce identification documents. Your co-operation with this will be appreciated, as this is in order to comply with Money Laundering Regulations and will assist with the smooth progression of the sale.

Plans & Particulars

These are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for any errors or discrepancies.

Further Enquiries & Viewings

For further information and an appointment to view, please contact Richard Newey on 0116 2814931.



60, MOOR LANE

For identification only - Not to scale

IMPORTANT NOTICES

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