



3 Lily Cottages Clay Lane

| LE67 8JE | Offers In The Region Of £270,000

ROYSTON
& LUND

- Traditional Cottage
- Extended Kitchen Area
- Intergrated Appliances
- Large Brick Outbuilding With Electric
- Council Tax Band - B
- Three Bedroom
- Separate Four Piece Suite
- Amenities Close By
- Spacious Garden
- EPC Rating - E - Freehold





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A charming mid-terrace property in the picturesque village of Coleorton, offering stunning countryside views to both the front and rear. With a wealth of original features, this home exudes character and charm. Vintage open fires with Victorian fireplaces in both reception rooms enhance the inviting atmosphere, blending rustic elegance with modern comforts.

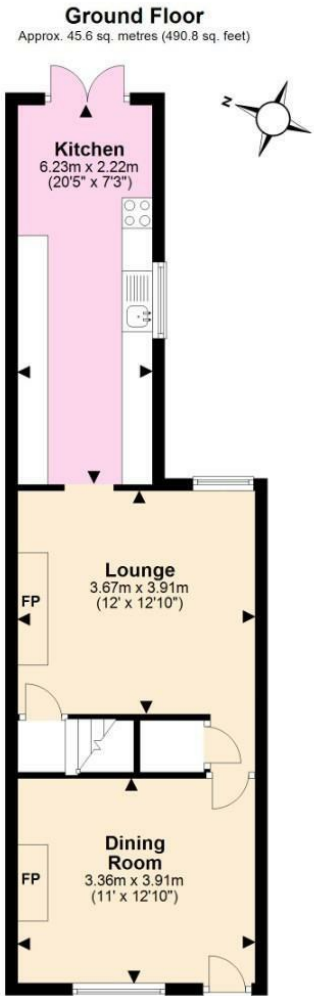
Upon entry, you are welcomed by a dining room featuring elegant wood panelling and a large front-facing window that fills the space with natural light. The spacious living room boasts a stunning fireplace, perfect for relaxing evenings.

The extended kitchen is equipped with modern integrated appliances, including an oven, hob, and extractor fan. French doors lead to a spacious garden, ideal for outdoor dining, with a lush lawn and a pathway lined with planters that offers serene views of the countryside. A large brick outbuilding with electric is also located in the garden, providing excellent additional storage or workspace.

The first floor features three beautifully presented bedrooms, including a spacious master that provides ample room for relaxation. The two additional bedrooms are also generously sized, perfect for family members or guests. They share a well-appointed four-piece bathroom suite, blending style and practicality.

Coleorton is a charming village with local amenities, including a delightful country pub at the end of the lane, excellent local schools, and convenient bus routes to nearby towns like Ashby De La Zouch and Coalville. Situated on a lovely, quiet lane, this property offers a tranquil setting with easy access to the M42 and M1, ensuring excellent connectivity for commuters.





Total area: approx. 87.9 sq. metres (945.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	41		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

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