



## 23 Bottom Road, Coalville, LE67 8HB

GUIDE PRICE £650,000 - £675,000

An impressive combination of semi detached houses (formerly three properties) which provides spacious accommodation over three storeys with scope for further improvement and development, subject to planning consent. An ideal opportunity to make a large detached family home in a quiet position in the much favoured location of Griffydham, North West Leicestershire. The properties could also be retained as two separate dwellings.

Externally the property is positioned in a beautiful rural scenery, with approximately 1.26 acres of land, detached garage/workshop and plenty of parking.

The popular village of Griffydham is situated to the north of Ashby de la Zouch, and to the south of Loughborough. The village is easily accessible from both the A42/ M42 motorway at junction 13, or the M1 motorway junction 22 & 23. Providing good access to Leicester, Nottingham, Derby, Coventry and Birmingham.

**Guide Price £650,000**

# 23 Bottom Road

Griffydam, Coalville, LE67 8HB



- SOUGHT AFTER LOCATION
- VIEWING ADVISED
- POSITIONED IN A BEAUTIFUL RURAL SCENERY
- DETACHED DOUBLE GARAGE WITH PARKING
- SPACIOUS ACCOMMODATION
- CATCHMENT AREA FOR GOOD PERFORMING SCHOOLS



Directions



# Floor Plan

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

