



Mill House, 202 Moor Lane, Coleorton, Leicestershire, LE67 8FQ

HOWKINS &
HARRISON



Mill House, 202 Moor Lane,
Coleorton,
Leicestershire, LE67 8FQ

Asking Price: £850,000

Offered to the market for the first time since new, is this unique, bespoke six bedroom detached family home sitting within a 1/3 acre plot. Located in the popular village of Coleorton, close to excellent commuter road links. With accommodation arranged over three floors, extending to over 2600 sqft incorporating three separate reception rooms, a luxury kitchen/breakfast room, utility room and ground floor WC. On the two other floors there are six bedrooms and three bathrooms. Externally there is a double detached garage with office/gym room over and wraparound landscaped gardens.

Features

- No upward chain
- Excellent commuter links
- 2600 sqft living accommodation arranged over 3 floors
- Six bedrooms, three bathrooms
- Detached garage with office/gym above
- Wraparound landscaped gardens



Location

Ideally set in this popular village, approximately three miles east of Ashby town centre (a small market town offering a range of local facilities and amenities), Coleorton lies close to the A42 dual carriageway with excellent road links to both the M1 motorway corridor (with East Midland conurbations beyond) and west to Birmingham. The rolling hills of North West Leicestershire and the adjoining villages of Peggs Green, Newbold Coleorton, Worthington and Griffydam offer excellent countryside with National Forest Plantations linked by public footpaths, public houses and nearby amenities and facilities.



Accommodation Details – Ground floor

Large open entrance canopy with traditional doorway leads into the reception hall having staircase rising off to the first floor accommodation. There are three separate reception rooms, including a triple aspect sitting room with stone surround fireplace and log burner, enjoying French doors to the side and rear gardens, separate study and dining room. A luxury bespoke kitchen/ breakfast room with a range of integrated appliances and granite work surfaces, also enjoying a triple aspect with doors to the gardens. There is a separate matching utility room and ground floor WC.









First Floor & Second Floors

To the first floor, there are four double bedrooms, including a triple aspect master bedroom with built-in his and hers double door wardrobes leading to a recently refurbished, contemporary en-suite bathroom. Finally, on this floor is the family bathroom with freestanding bath and a walk-in shower.

From the first floor landing a further staircase leads up to the second floor landing, where there are two generous size bedrooms and a shower room.

Outside, gardens and grounds

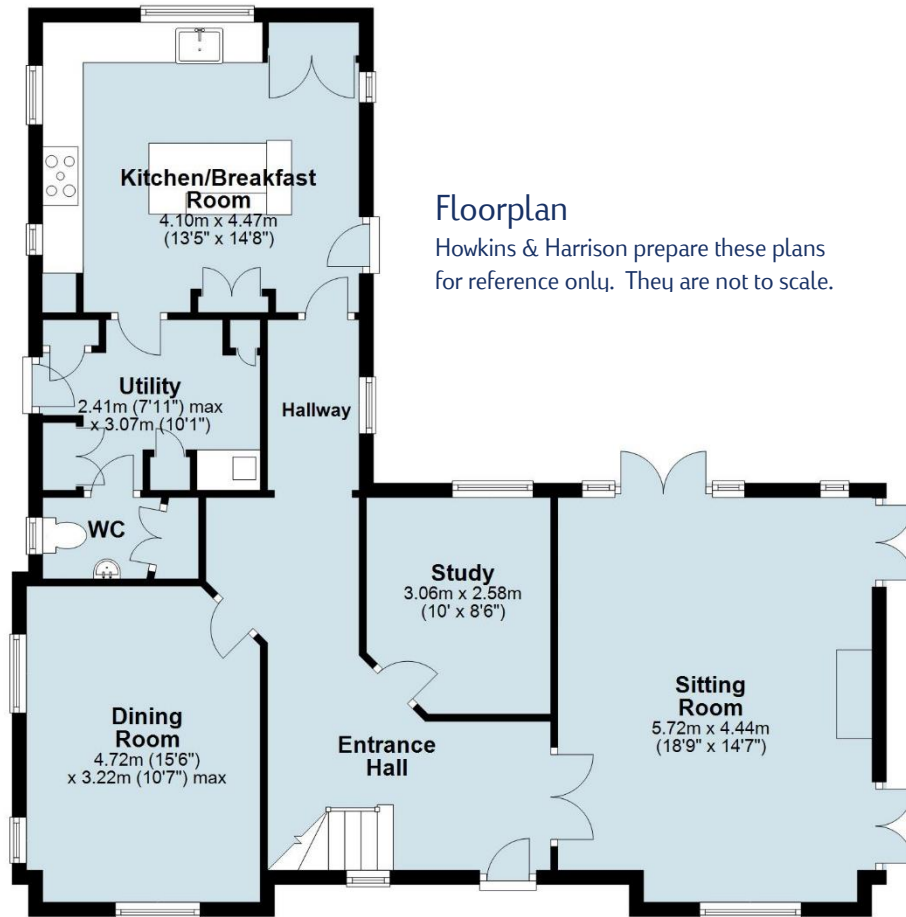
To the front of the property is a generous driveway with ample off street parking for numerous vehicles leading to the detached double garage with a staircase rising to a separate gym or office room above with cloakroom WC.

The wraparound landscaped gardens are deceptive, extending to 1/3 acre and are divided into separate areas with mature hedge screening. The gardens also include a delightful paved barbecue area with pergola.





Ground Floor



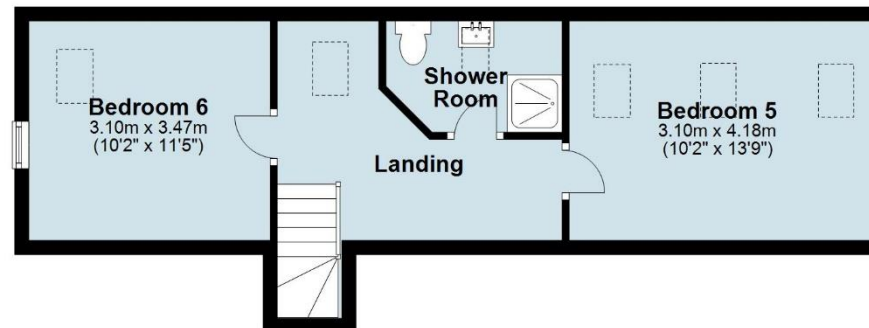
Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.

First Floor



Second Floor



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

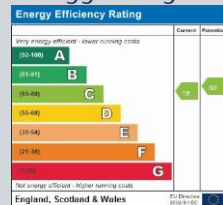
Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Banding

Band - G

Energy Rating

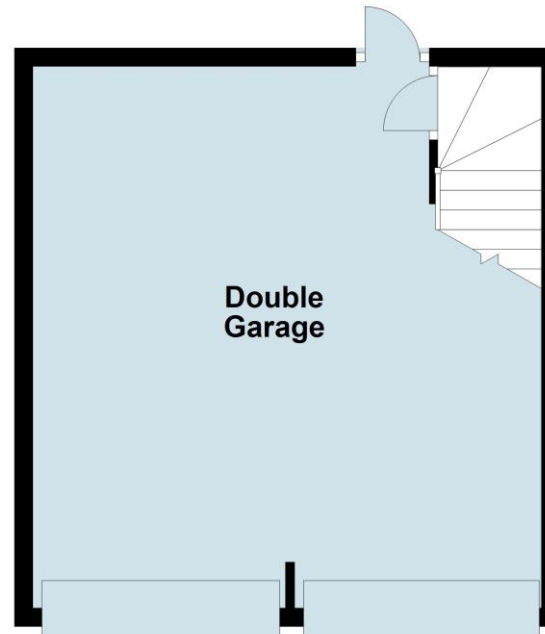


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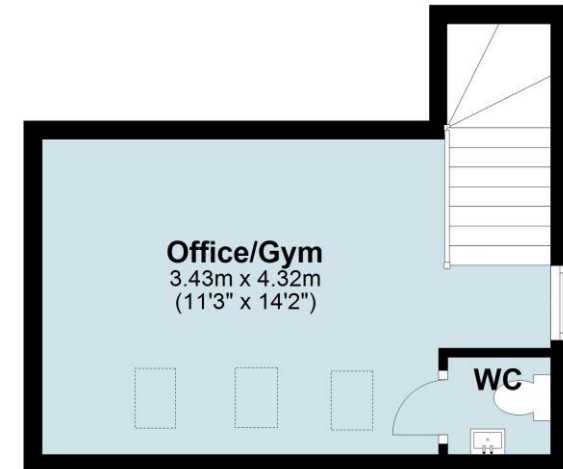
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Ground Floor



First Floor



Floorplan – Office/Gym not to scale

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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