



The Brambles, Lower Moor Road, Coleorton, Leicestershire, LE67 8FJ

HOWKINS &
HARRISON

The Brambles,
Lower Moor Road, Coleorton,
Leicestershire, LE67 8FJ

Asking Price: £695,000

A substantial detached home located in the picturesque village of Coleorton. Offering spacious, well presented accommodation, ideal for growing family needs, backing onto open fields with beautiful views. Situated on a mature garden plot measuring 0.3 acres with an extensive driveway and large attached garage. A potential building plot for an ancillary dwelling (subject to the usual planning consents).

Features

- Sought after village location
- Generous 0.30 acre plot (building potential)
- Two reception rooms
- Large kitchen, utility room
- Ground floor shower room
- Four bedrooms and attic room
- Two bathrooms
- Driveway and double garage
- Close to excellent commuter links
- Open views to the rear



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

Enter into a spacious entrance hall with staircase rising off to the first floor, doors lead off to:- a shower room/WC and a particular feature of this property an open plan kitchen/breakfast room, fitted with a range of modern wall and base units with complimentary work surfaces, space for a large range cooker, matching chef island and a useful understairs pantry cupboard. Double aspect windows overlook the garden and a door leads to outside. There is also a matching utility room with fitted units and appliance space and a further door leads from this room to the walled courtyard area. Double opening doors from the hallway lead into a large family dining room with window to the rear elevation overlooking the garden and access into the kitchen. Finally to the ground floor is the generous triple aspect lounge which has a feature fireplace and patio doors framing a picture perfect view of the garden.

First Floor

The staircase rises from the entrance hall to a first floor large 'L' shaped landing, providing space for a study area if desired and giving access into all four generous size bedrooms, the family bathroom and a storage area with shelving and the hot water tank. The main bedroom has a range of fitted wardrobes and shelving, door into an en-suite shower room and double aspect views over the garden and fields beyond. Bedrooms two and three also have fitted wardrobes and similar views, whilst bedroom four is a double size 'L' shaped room overlooking the front elevation.





Outside

Set well back from the road with a beautifully presented front garden, driveway providing ample off road parking leading to a large attached garage. This enviable property offers a wonderful enclosed rear garden mainly laid to lawn with flower beds, a summer house and garden shed with power and light supply. A paved and decked area provides the perfect entertainment area.

AGENTS NOTE

Due to the size of the plot and position of the main house, there is an excellent opportunity (subject to planning permission) for a separate ancillary dwelling to the side. We are advised by the sellers there was such a permission granted in previous years but has since lapsed. Original drawing are available on request.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and 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

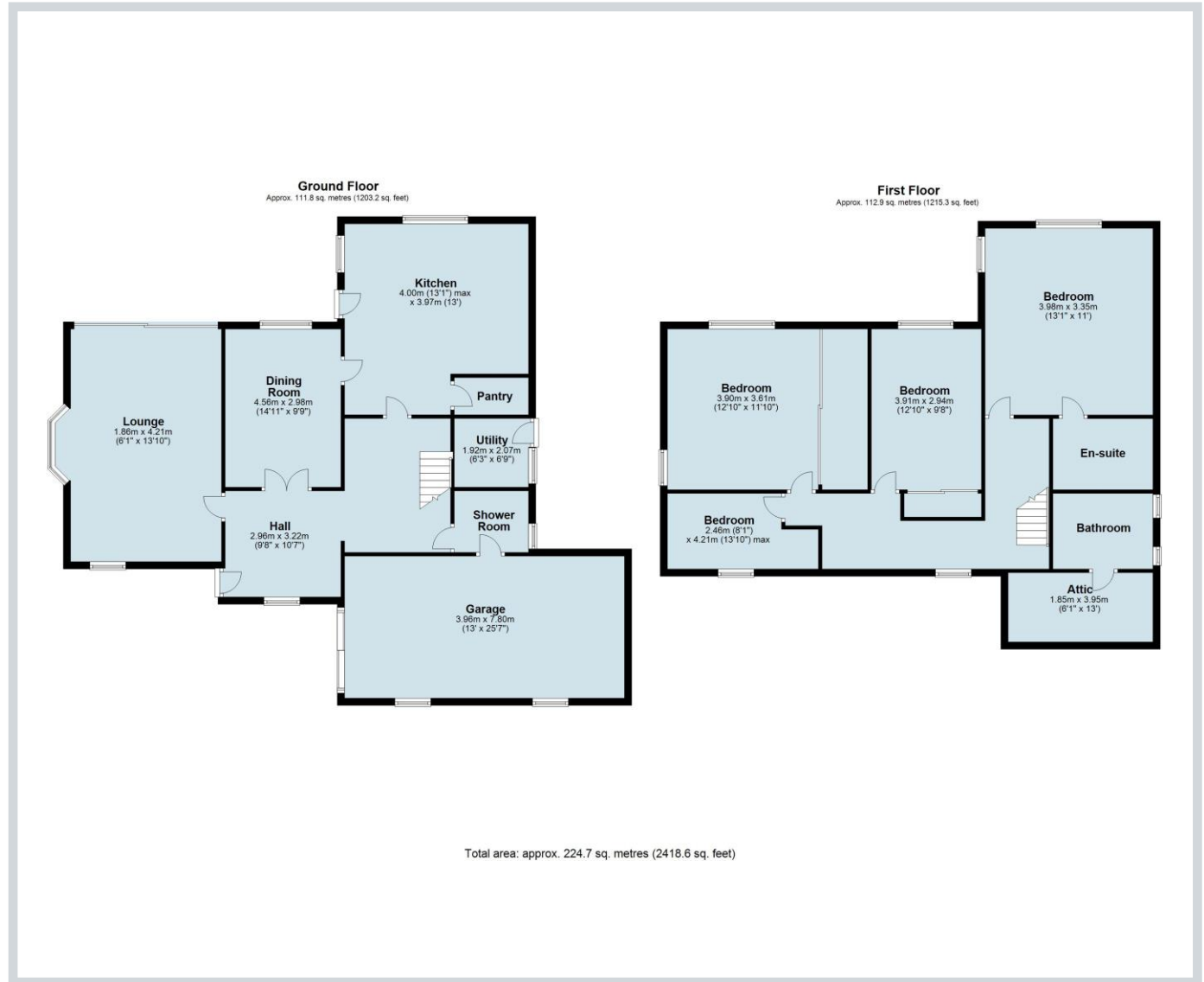
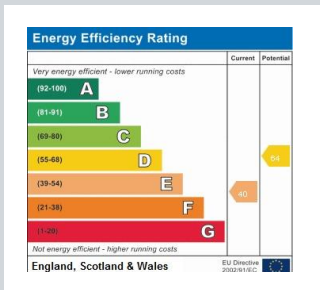
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

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

Council Tax

Band - G



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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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