



60 Loughborough Road, Coleorton, Leicestershire, LE67 8HG

HOWKINS &
HARRISON

60 Loughborough Road,
Coleorton,
Leicestershire, LE67 8FJ

Asking Price: £525,000

A traditional four bedroom double fronted detached property set within a sought after village location having a detached double garage and workshop delightful rear gardens.

Early internal viewing is strongly recommended.

Features

- Traditional detached property
- Two separate reception rooms
- Sought after location
- Kitchen/breakfast room
- Downstairs cloakroom
- Four good size bedrooms
- Family bathroom with shower
- Delightful rear gardens
- Detached double garage and workshop
- Energy Rating - D



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 Griffydham offer excellent countryside with National Forest Plantations linked by public footpaths, public houses and nearby amenities and facilities.



Accommodation Details - Ground Floor

Enter into the property with the entrance hall with a lounge with window to the front elevation and double doors to the rear. An original style fireplace with living flame gas fire and tiled mantle above. Separate sitting room to front elevation with fireplace with living flame and mantle above. There is a kitchen/breakfast room, with the kitchen area having a range of eye level cupboards, gas hob with oven and extracted above. Fireplace with log burner, feature surround with mantle above. Double glazed window to side elevation and door to garden. There is a door leading to a lobby area with door to downstairs WC, comprising of a pedestal wash and wash hand basin. Double glazed opaque window.

First Floor

Stairs leading to first floor landing. Doors off to four excellent sized bedrooms and a family bathroom comprising of a roll top bath with mixer and shower attachment, separate shower cubicle with screen, WC, pedestal wash hand basin and double glazed opaque window to side elevation.





Outside

Driveway leading to large detached double garage/workshop with a first floor mezzanine with potential for a variety of uses. The delightful rear gardens mainly laid to lawn with mature borders, block paved patio area and a brick built garden shed.

Agent Note: There are solar panels to the property – further details available on request.



A traditional four bedroom double fronted detached property set within a sought after village location.





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

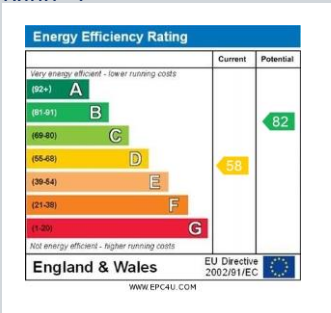
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services

Local Authority

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

Council Tax

Band - F



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.

Howkins & Harrison

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