



The Martins, Outwoods Lane, Coleorton, Leicestershire, LE67 8PA

HOWKINS &
HARRISON

The Martins,
Outwoods Lane, Coleorton,
Leicestershire, LE67 8PA

Asking Price: £885,000

Occupying a generous 0.46acre plot within the desirable village location of Coleorton.

This versatile two storey detached barn conversion has much more to offer than meets the eye, an early internal viewing is highly recommended. With accommodation totalling over 2700sqft briefly comprising: a spacious entrance hall, cloakroom WC, an exceptionally large 43ft, open plan lounge and dining area,, bespoke fitted kitchen with utility room off. There are four ground floor bedrooms and a four piece family bathroom with a superb master bedroom, an en-suite shower room and ample storage located on the first floor.

Externally the property benefits from a double garage, ample off road parking and two individual garden areas.



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 Midlands 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

From the front elevation the property leads directly into a spacious, welcoming entrance hallway with access to a cloakroom WC. Off to the left steps rise to an impressive dual aspect open plan living/dining area with windows to both the front and rear elevations. To the right of the hallway is a fully fitted Shaker style breakfast kitchen with an adjoining utility room. An inner hallway moves further through the property and gives access to four good sized ground floor bedrooms that are serviced by a four piece family bathroom.

First Floor

A single flight staircase rises from the inner hallway and leads to the first floor where you will find a large principal bedroom with vaulted ceilings and access to a modern three piece shower room en suite and storage.

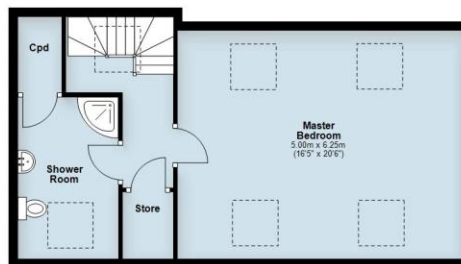
Ground Floor

Approx. 208.3 sq. metres (2242.2 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.7 sq. feet)





Outside

Outside the property benefits from ample off road parking to the front elevation as well as double garage that could be used for further parking or storage. In addition there are two separate garden areas, the first of which can be accessed through patio doors of, of the reception lounge and leads directly onto a large patio area ideal for entertaining. The second area can be accessed via a gated entry to the side of the property and would be perfect should the property be used for multi generational living.

Tenure & Possession

T The property is freehold with vacant possession being given on completion

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Desirable village position with countryside views
- Two storey detached barn conversion
- Versatile living accommodation totalling over 2700sqft
- Open plan lounge/dining room
- Bespoke fitted kitchen and separate utility room
- Four bedrooms and family bathroom on the ground floor
- Principal bedroom, en-suite shower room on the 1st floor
- Double garage and ample off road parking
- 0.46 acre garden plot
- Ideal location for commuters, close to excellent road network





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 – Band G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		



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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