



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

Guide Price £850,000

Occupying a generous 0.46 acre 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 and 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.

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930

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Website howkinsandharrison.co.uk

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

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.

ACCOMMOATION 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.

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.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

Agents Note

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

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - G

Tenure & Possession

The property is freehold with vacant possession being given on completion

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

tbc

Floorplan

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

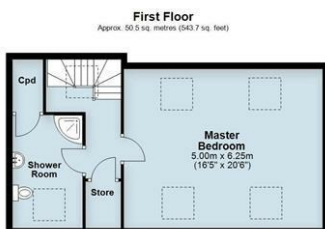
Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

Important Information

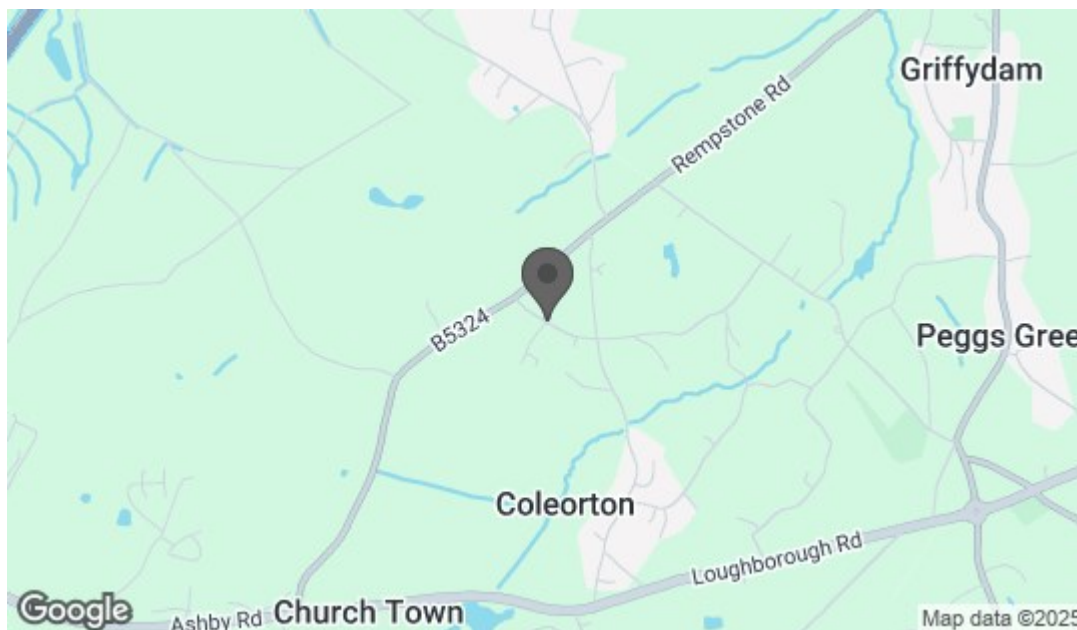
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there 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.





Total area: approx. 255.8 sq. metres (2785.9 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate. No responsibility is taken for errors, omission or mis-statement. Items such as bathroom suites, sinks are representations only and may not look like the real items. Plan produced using Planity.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	77
Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	63

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