



## 21 Forrester Close, Coleorton, Leicestershire, LE67 8GL

**Guide Price £375,000**

Nestled within the sought-after village of Coleorton, this four bedroom detached home offers comfortable and spacious family living accommodation totalling just over 1500sqft of accommodation. Enjoying a prime cul de sac position, the property boasts a generous size sitting room, separate dining room, a modern fitted kitchen/breakfast room with matching utility room and a cloakroom WC. To the first floor, the principle bedroom has built in wardrobes and an en suite shower room, three further bedrooms and a separate shower room. Externally there is double width block paved driveway, an attached garage alongside a landscaped rear garden with stunning countryside views.

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

Telephone 01530 410930

Email [ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)

Website [howkinsandharrison.co.uk](http://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 Griffydham offer excellent countryside with National Forest Plantations linked by public footpaths, public houses and nearby amenities and facilities.

## ACCOMMODATION DETAILS - GROUND FLOOR

Enter via the front door into an entrance porch with door to a spacious hallway with cloakroom WC off.. A door to the right leads into the dining room with window to the front elevation and to the rear is a 16ft sitting room with sliding patio doors overlooking the garden and fields beyond. The kitchen has been re-fitted with a high specification range of high gloss floor and eye level units with matching breakfast bar and integrated appliances and window to the rear elevation. The utility room has also been re-fitted and has door to side access.

## FIRST FLOOR

The modern glass staircase with oak balustrade rises from the entrance hall to an 'L' shaped landing with doors leading off to four good sized bedrooms. Three of the four being double and one large single. The master bedroom has the added benefit of fitted wardrobes and an en-suite shower room. To complete there is a large shower room.

## OUTSIDE

To the front of the property as well as the single garage with insulated door there is driveway providing parking for two vehicles and a small lawned front garden. The rear garden boasts a mix of both lawned and immaculately presented paved patio, an area perfect for outside dining. With a low hedge line at the rear that overlooks open fields. the rear garden is certainly one of the major selling points.

## Viewing Arrangements

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

## Local Authority

North West Leicestershire District Council - Tel:01530-454545

## Council Tax

Band - E

## Agents Note

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

## 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

None of the services have been tested. We are advised that mains water, and electricity are connected to the property. The property has electric central heating heating, currently on E10 metering giving 10 hours a day at lower rate electricity. Broadband is connected to this property.

## Floorplan

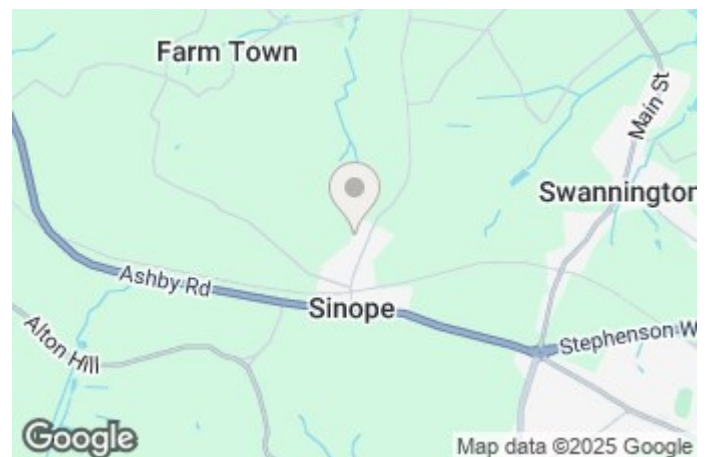
Howkins & Harrison prepare these plans for reference only. They are not to scale.

## 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.



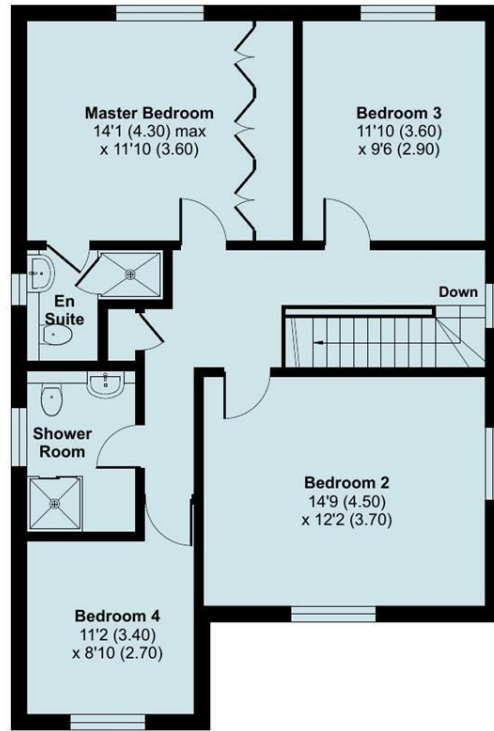
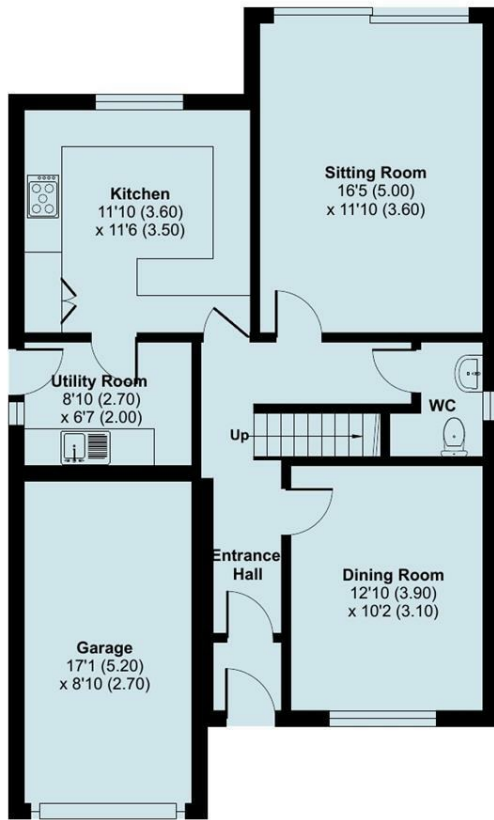
## Forrester Close, Coleorton, Coalville, LE67

Approximate Area = 1504 sq ft / 139.7 sq m

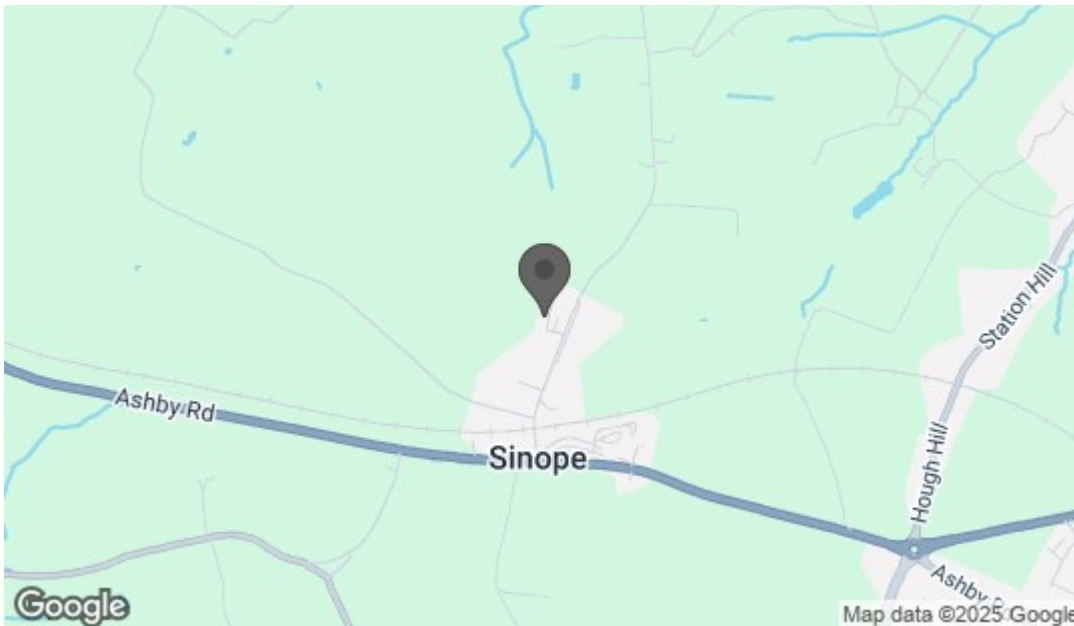
Garage = 151 sq ft / 14 sq m

Total = 1655 sq ft / 153.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Howkins & Harrison. REF: 1286130



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		
	64	79
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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