



86 Zion Hill, Coleorton, Coalville, LE67 8JP

Offers In Excess Of £250,000

Nestled within an idyllic village setting and benefiting from far reaching countryside views, this three bedroom ready to move into mid-terraced property is the perfect first time home or ideal investment. Boasting superbly presented accommodation totalling over 900sqft in brief comprising:- front sitting room, separate dining room, rear kitchen, conservatory and ground floor bathroom. To the first floor there are two double bedrooms and a third versatile bedroom/home office. Externally there is off road parking to the front, whilst to the rear is a private garden offering stunning views.

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

Telephone 01530 410930

Email ashbyproperty@howkinsandharrison.co.uk

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.

ACCOMMODATION DETAILS - GROUND FLOOR

Accessed over the gravel driveway a traditional doorway leads directly into the first of two good sized reception rooms. The sitting room overlooks the front elevation and is a lovely space for relaxing with a working open fire, whereas the dining room sits between the living room and kitchen creating the perfect space for entertaining. To the rear is a well equipped fitted kitchen with adjoining conservatory/utility area and a modern three piece family bathroom.

FIRST FLOOR

A single flight staircase can be accessed from the dining room and leads up to the first floor landing where doors lead off giving entry to all three bedrooms. Bedrooms one and two are both double in size and offer different views overlooking the surrounding Leicestershire countryside. Bedroom three is a good single bedroom but would equally make an ideal home office, dressing room or nursery.

OUTSIDE

Outside the property benefits from one off road parking space to the front elevation. To the rear is a low maintenance, private rear garden that allows the perfect amount of space for outdoor entertainment with a paved patio and far reaching countryside views.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison

Tel:01827-718021 Option 1

Tel:01530-410930 Option 1

Daventry- Tel:01327-316880.

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - B

Tenure & Possession

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.

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, drainage and electricity are connected to the property. The central heating is gas fired and BT is the current broadband provider.

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.

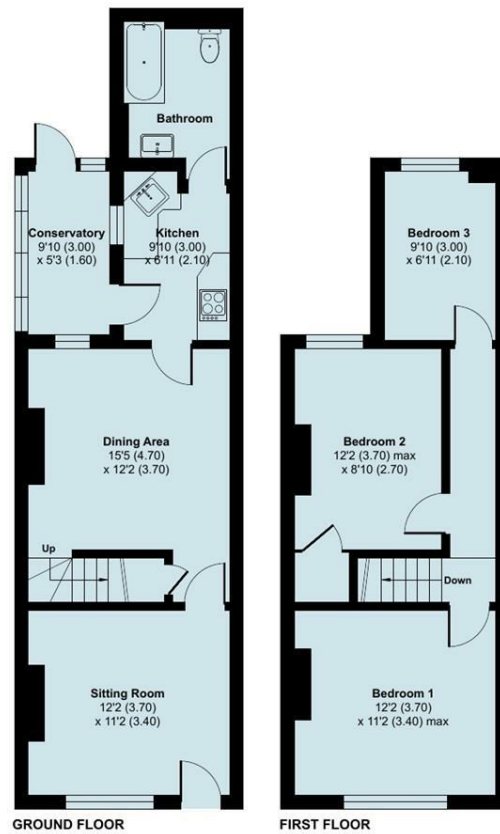




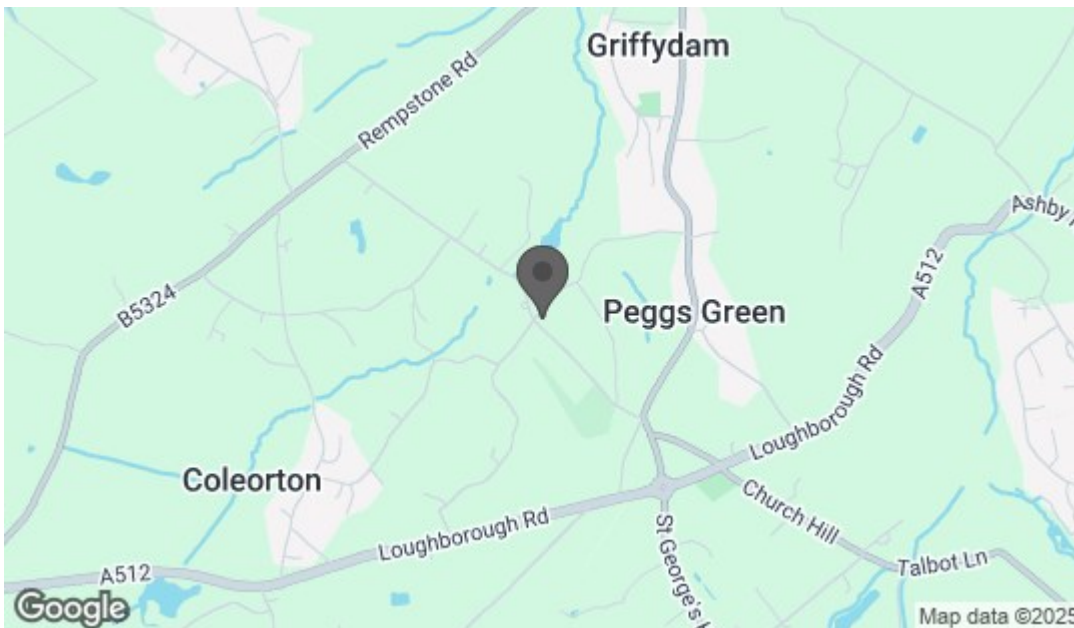
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Approximate Area = 913 sq ft / 84.8 sq m

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: 1275883.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		67
(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		
Environmental Impact (CO ₂) 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		
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