



51, The Moor, Coleorton, Leicestershire, LE67 8GB

HOWKINS &
HARRISON

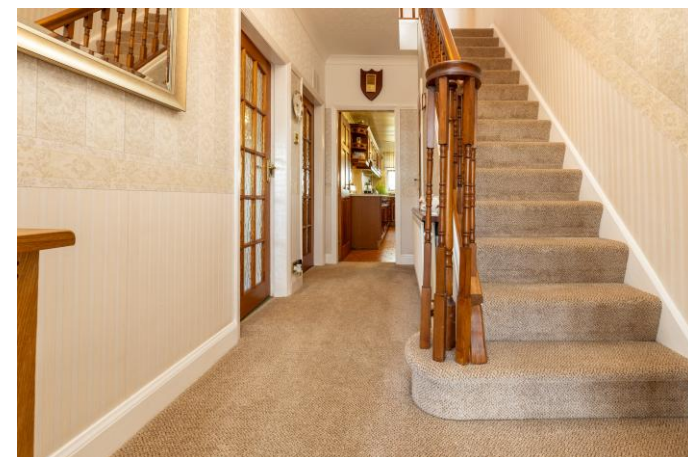
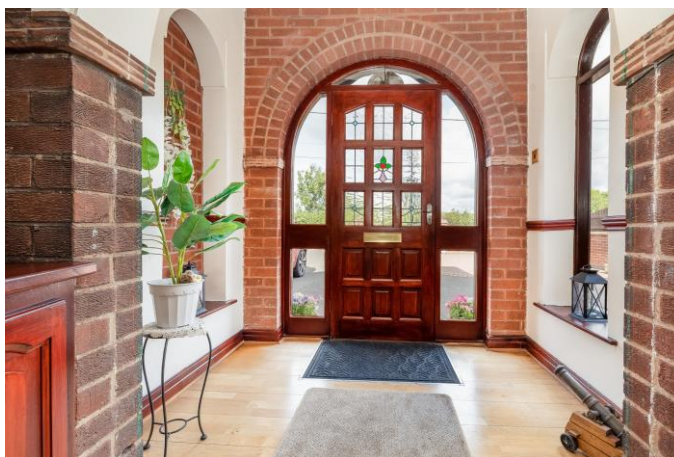
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OIEO: £400,000

A stunning traditional, extended detached family home with immaculately presented gardens.

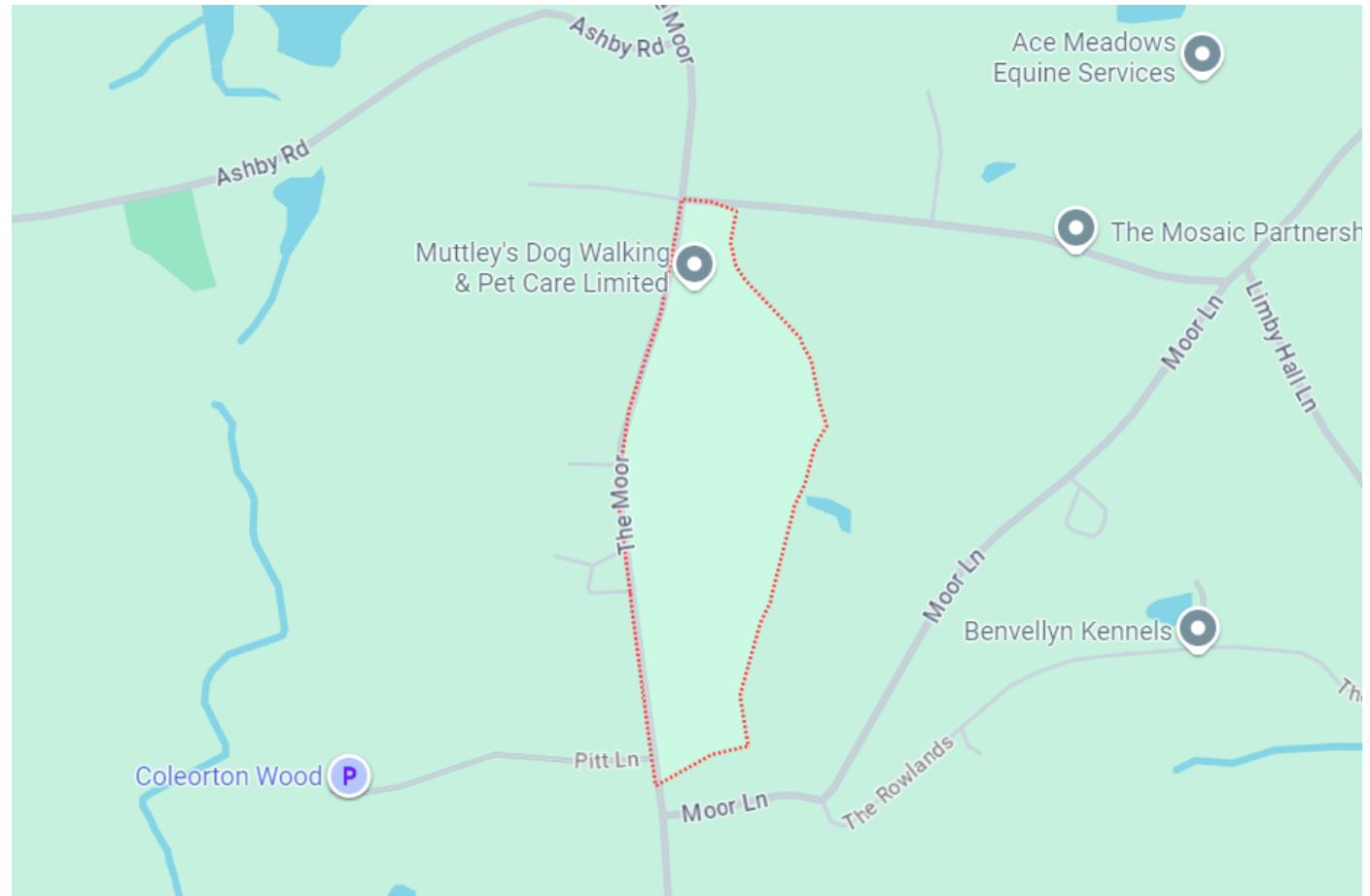
Located in a sought after quiet village position with internal space approaching 2400sqft. In brief the property consists of:- entrance porch, hallway, bay fronted dining room and 23ft extended lounge opening into a 23ft conservatory. Boasting a generous living/dining/kitchen/living with utility room and cloakroom WC. To the first floor there is a large master bedroom with en-suite, two further bedrooms and a large family bathroom. Externally to the front of the property is a gated driveway, ample off road parking and integral single garage.

The gardens are stunning and an oasis of lawn and patioed areas with a detached timber outbuilding/workshop/storage facility. An early internal viewing is highly recommended.



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



Accommodation Details - Ground Floor

A traditional front entrance porch with door leading into the hallway which has the staircase rising off the first floor and a cloakroom WC. To the left of the hallway is a spacious bay fronted dining room and a super size lounge which has been extended to 23ft with a feature fireplace and double opening doors leading into a bright fully glazed conservatory dominating virtually the full width of the property making the most of the garden views and a cosy log burner for cooler times. With access from both the hallway and the conservatory there is a delightful living/dining/kitchen which is comprehensively equipped with floor and eye level units, ample preparation surfaces and appliance space. A serving hatch opens into the spacious dining area which also has a separate utility room off.

First Floor

Heading up the single flight staircase the first floor is split into three large bedrooms and a superb four piece bathroom with corner bath. Bedroom one sits over the extended lounge so is a super size master bedroom with large bay window to the rear enjoying superb views of the garden and village beyond, built in furniture and sliding doors revealing a wash hand basin and shower cubicle for convenience. Bedroom two has a bay window to the front elevation and a range of built in furniture. The third bedroom enjoys front elevation views and is a generous size single room.





Outside

The front of the property provides stunning curb appeal with a gated driveway providing ample off street parking for multiple vehicles leading to the attached larger than average garage which has a courtesy door to inside via the utility room. The rear of the property boasts an immaculately maintained garden with a mix of lawn, patio and shaped shrubbery borders. There is a large detached timber outbuilding providing ample storage, and a workshop area.

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.

Features

- Sought after Leicestershire village
- Traditional detached home extended to the rear
- Just under 2400sqft of versatile accommodation
- Three separate reception rooms
- Spacious living/dining/kitchen with utility
- 23ft master bedroom with ensuite and stunning views
- Gated front driveway with ample off street parking
- Immaculately presented gardens with outbuildings
- Attached garage, detached workshop/storage





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. We are advised that the property benefits from main water, drainage and electricity are connected to the property. The central heating is oil fired and broadband is connected to the property.

Local Authority

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

Council Tax – Band E

**HOWKINS &
HARRISON**

AWAITING EPC



Howkins & Harrison

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