



Aqueduct Road, Coleorton



4



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Guide price £550,000



Key Features

- A Spacious Four Bedroom Detached Bungalow
- Generous Living Accommodation
- Lounge + Dining Room
- Modern Kitchen/Diner
- Four Piece Family Bathroom + Separate Shower Room
- Approximately 0.54 Acre Plot
- EPC rating F





Situated in the desirable Coleorton location, this unique opportunity presents itself in the form of a spacious four-bedroom detached bungalow. Set on an extensive plot of approximately 0.54 acres, this property offers a buyer a huge amount of scope for further development (subject to the relevant planning consents).

Boasting approximately 1,269sqft of flexible living accommodation, this home exudes a sense of warmth and natural light throughout. The fireplace adds a touch of character to the living space, while the view over the extensive garden grounds provides a tranquil backdrop. With four generous proportioned bedrooms, including bedroom one which benefits from built-in wardrobes, there is ample space for the whole family. The four-piece family bathroom and separate shower room cater to all your needs.

The kitchen is a true testament to modern living, with its recently refitted, contemporary style fitted units. The spacious lounge and generous dining room provide ample room for entertaining guests, while the breakfast room and utility area offer convenience and functionality. The light and airy entrance hall adds a touch of grandeur to the home, and the versatile accommodation allows for further study or a snug space.

Outside, the front elevation boasts a sizeable lawn with mature trees and borders, creating a picturesque setting. The private generous rear garden features a shaped lawn, several patio areas, and a timber summerhouse, making it the perfect space for outdoor activities and relaxation. The detached double garage and workshop area provide ample storage space, and the driveway to the side offers ample off-road parking.

Located on one of Coleorton's most prestigious roads, this property is just a short distance from the vibrant Ashby De la Zouch market town, which offers a range of local facilities and amenities. With excellent road links to both the M1 motorway and the A42 dual carriageway, this home is ideally situated for those who need to commute. Nearby restaurants, such as The George and Gelsmoor, provide options for dining out.

Don't miss out on this fantastic opportunity. Contact our Ashby team today to secure your private viewing.



ACCOMMODATION

ENTRANCE HALLWAY

LIVING ROOM
5.05m x 4.21m

DINING ROOM
3.71m x 3.38m

KITCHEN DINER
6.98m x 3.38m (reducing to 2.49)

UTILITY ROOM
2.51m x 1.25m

SHOWER ROOM
2.47m x 1.01m

BEDROOM ONE
4.25m x 2.90m + wardrobe

BEDROOM TWO
3.96m x 2.42m

BEDROOM THREE
3.02m x 2.65m

BEDROOM FOUR
2.47m x 2.42m

FAMILY BATHROOM
2.47m x 2.42m



BOILER ROOM
1.73 x 1.00

WORKSHOP
3.88 x 3.71

DOUBLE GARAGE
6.12m x 4.93m

COUNCIL TAX BAND:-

The property is believed to be in council tax band: E

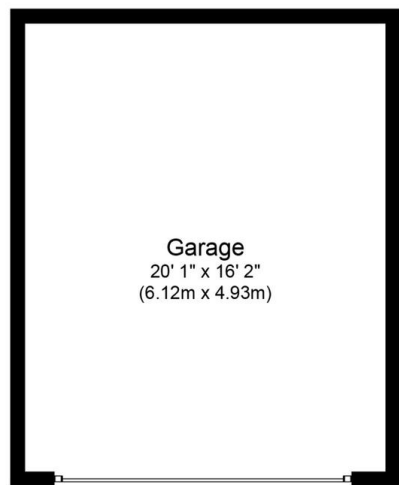
HOW TO GET THERE:-

Postcode for satnavs: LE67 8JA

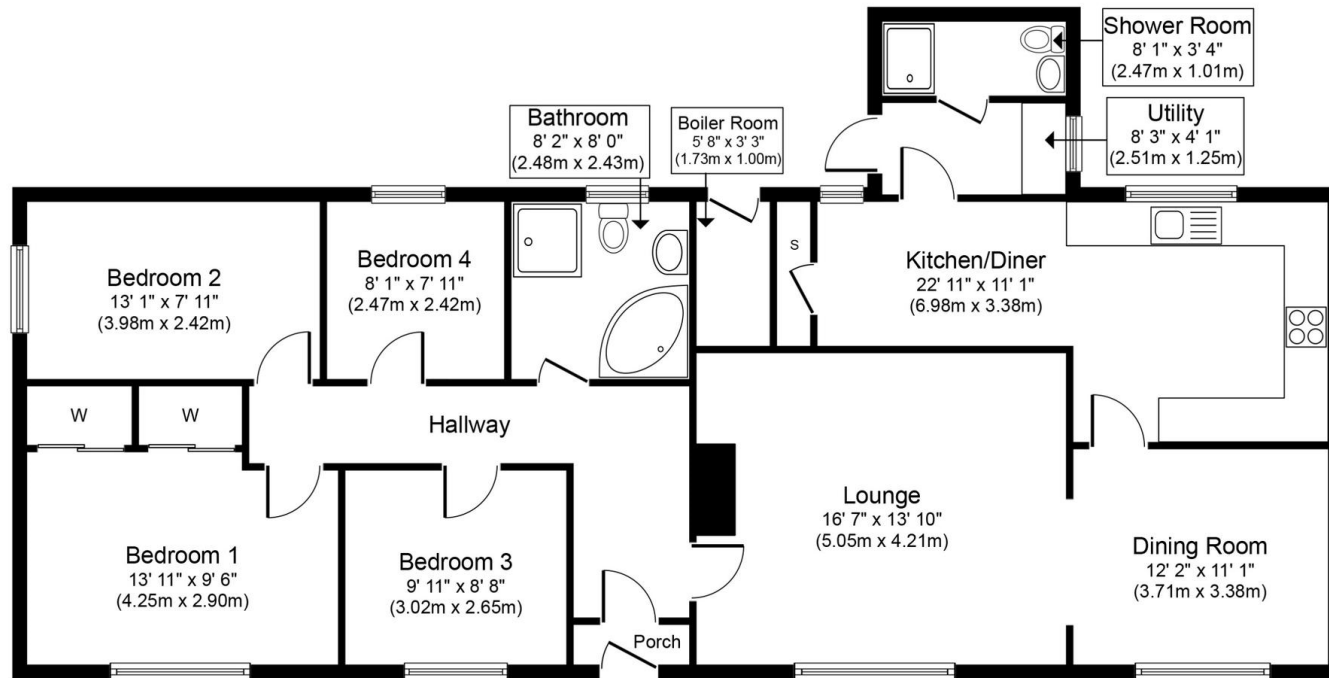
PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





Garage
 Approximate Floor Area
 322 sq. ft.
 (29.9 sq. m.)



Approximate Floor Area
 1,276 sq. ft.
 (118.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F	32	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	