



The Stable Yard, Coleorton



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Freehold

£450,000



Key Features

- Exclusive Development - Three Bedroomed End Townhouse
- Spacious Lounge Overlooking the Landscaped Garden
- Cottage Style Kitchen/Diner
- Bedroom One & Two With En-Suites
- Stunning Landscaped Rear Garden
- Allocated Off Road Parking & Garage
- EPC rating C





A TRULY OUTSTANDING LOCATION The Stable Yard is a small development consisting of five mews properties within this gated community, skilfully and thoughtfully converted by Bloor Homes within approximately 50 acres of landscaped woodland gardens and parkland. Offering NO UPWARD CHAIN this delightful home has an entrance hallway, a spacious lounge which takes full advantage of the garden view. There is a fitted breakfast kitchen, utility and downstairs W.C. Upstairs you will find:- bedroom one and two with en-suite shower rooms, a further bedroom and the family bathroom. Outside:- off-road parking and a garage within a block. We enthusiastically recommend booking a viewing today.

THE APPROACH

The impressive approach along a tree lined sweeping driveway brings you to Coleorton Hall and The Stable Yard to the left hand side of the Hall.

THE LOCATION

Coleorton Hall was erected on the site of an old house for Sir George Beaumont and his wife Dame Margaret. A plaque at the hall declares: The first stone was laid on 21st August 1804 and was inhabited for the first time on 12th August 1808. The architect was George Dance "who has manifested as much friendship by his attention to the execution of the work, and he has shown good sense, taste and genius in the design."

SURROUNDING GROUNDS

The Stable Yard is approached via a secure gated entrance with sweeping driveway leading to parking area and garage, combined with restored formal gardens and woodlands making up many acres of grounds to which residents have access.

ACCOMMODATION

ENTRANCE HALLWAY
3.52 x 2.61

KITCHEN DINER
4.96 x 3.13

UTILITY ROOM
2.15 x 1.73

INNER HALLWAY
8.16 x 2.17

W.C.

LIVING ROOM
5.84 x 3.98

FIRST FLOOR ACCOMMODATION

LANDING
4.67 x 2.00

BEDROOM ONE
3.91 x 3.75

EN-SUITE SHOWER ROOM
3.25 x 1.45

BEDROOM TWO
3.75 x 3.51

EN-SUITE SHOWER ROOM
2.58 x 2.09

BEDROOM THREE
3.91 x 2.00

BATHROOM

2.20 x 2.20

SINGLE GARAGE

SERVICE CHARGE DETAILS

There is an annual maintenance fee of £1500 paid 6 monthly of £750

COUNCIL TAX BAND

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

HOW TO GET THERE

Postcode for sat navs: LE67 8FW

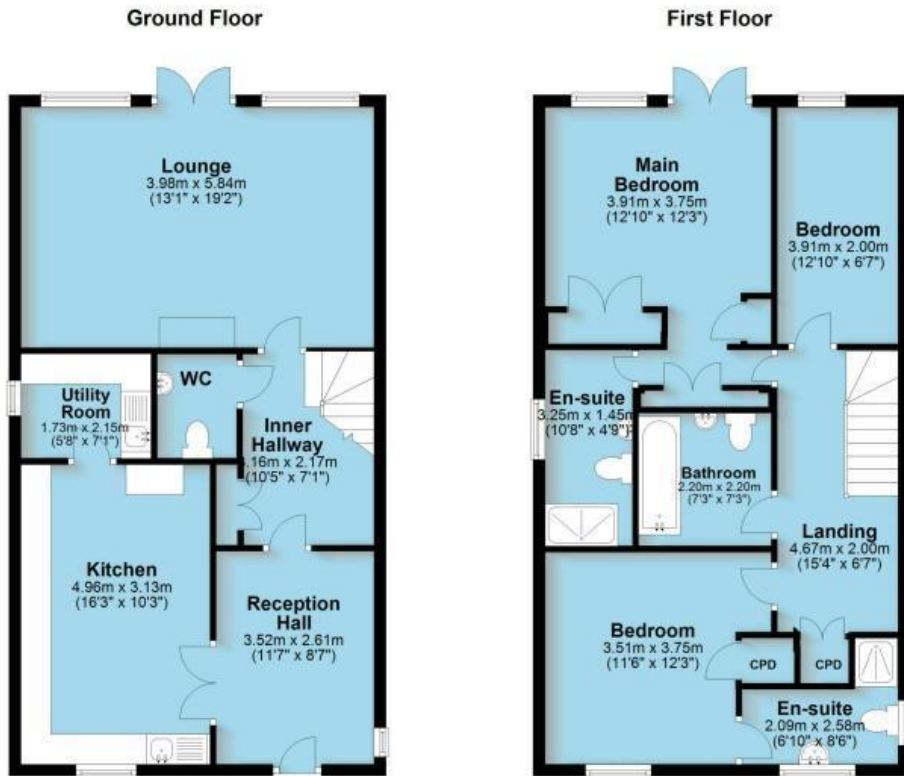
PLEASE NOTE

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.

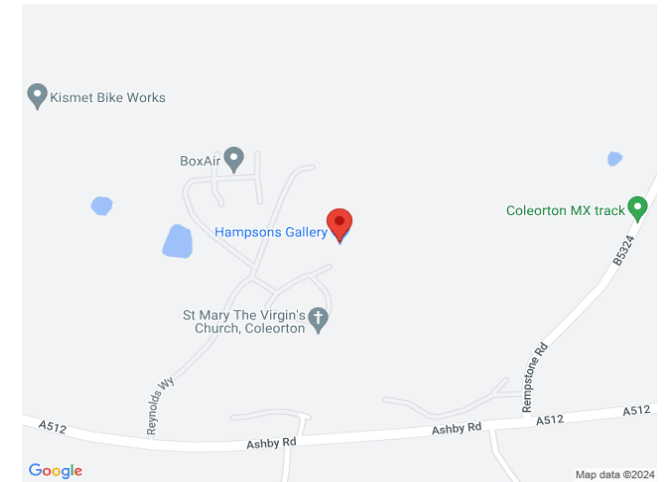




Floorplan



Total area: approx. 127.0 sq. metres (1366.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Newton Fallowell Ashby-de-la-Zouch and Melbourne

01530 414666
ashby@newtonfallowell.co.uk