



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

**20 Lavender Walk, Coleorton, Coalville, LE67 8FA**



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**Asking Price £629,000**

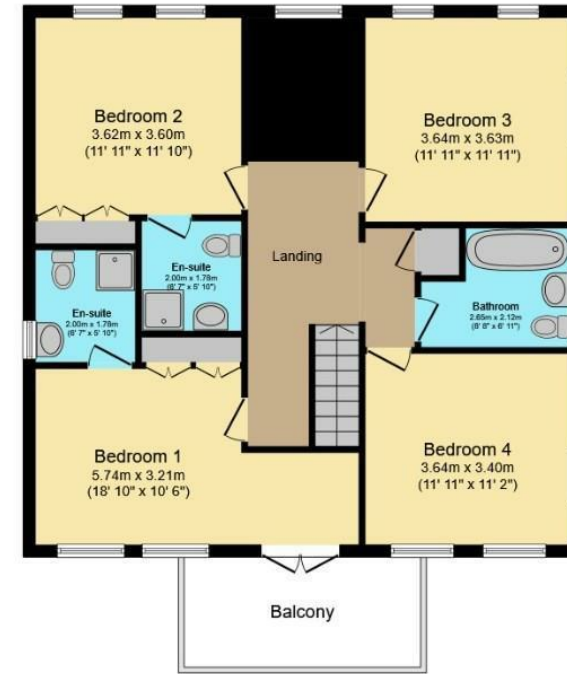
HUNTERS OF TANMWORTH are offering FOR SALE this breath-taking four bedroom, detached, family home which is situated in 50-60 Acres of woodlands in the grounds of the historic Coleorton Hall.

Coleorton is located close to the historic market town of Ashby de la Zouch with a range of shops and restaurants. This falls in the catchment area of some brilliant schools. Coleorton is convenient for the M42 and M1 motorways and many transport links.

This property comprises; a porch, an entrance hall, a downstairs WC, lounge, living room, diner, kitchen, side lobby, utility, double garage, four bedrooms, two en-suites and a family bathroom.



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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			
		80	86
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			
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**Porch**

ceramic tiled flooring, radiator, ceiling light

**Entrance hall**

carpet flooring, stairs to first floor, radiator, ceiling light, under stairs storage cupboard, power point

**Lounge**

15' 5" x 12' 0"

carpet flooring, radiator, double glazed window to front and side, power point, ceiling light

**Living area**

18' 11" x 15' 5"

carpet flooring, double glazed window to side and rear, double glazed doors to garden, radiator, ceiling light, power point, door to dining room

**Dining room**

12' 3" x 11' 11"

wood effect laminate flooring, double glazed window to rear, radiator, ceiling light, power point

**Kitchen**

ceramic tiled flooring, 2x double glazed windows to front, radiator, spot lights, built in oven and hob, built in dishwasher, wall and base units, built in fridge freezer, stainless steel sink and drainer, part tiled walls

**WC**

ceramic tiled flooring, double glazed window to side, low flush WC, radiator, ceiling light, hand wash basin

**Utility**

9' 10" x 5' 8"

double glazed window to rear, plumbing for washing machine, built in dryer, part tiled walls, radiator, ceiling light, door to garden

**Side entrance / Lobby**

ceramic tiled flooring, radiator, ceiling light, power point

**Double garage**

18' 11" x 18' 2"

concrete flooring, loft access, up and over doors x2, power point, ceiling, electric car point

**Principal bedroom**

18' 10" x 10' 6"

carpet flooring, double glazed window to rear, double glazed window to side, ceiling light, power point, radiator, built in wardrobe

**En-Suite**

8' 7" x 5' 10"

ceramic tiled floor, double glazed window to front, sink, low flush WC, walk in shower, radiator, spot lights

**Bedroom two**

11' 11" x 11' 10"

wood effect laminate flooring, ceiling light, built in wardrobe, radiator, power point, double glazed window to rear

**En-Suite**

8' 7" x 5' 10"

ceramic tiled flooring, spot lights, walk in shower, low flush WC, sink, radiator

**Bathroom**

8' 8" x 6' 11"

ceramic tiled flooring, double glazed windows to sides, low flush WC, sink, bath with shower overhead, radiator, spot lights

**Bedroom three**

11' 11" x 11' 11"

carpet flooring, double glazed window to side and rear, power points, ceiling light, built in wardrobe x2

**Bedroom four / office**

11' 11" x 11' 2"


carpet flooring, ceiling light, power points, double glazed window to side and front, radiator, air conditioning

**Garden**

Patio, lawn, storage, private/enclosed

Gates into grounds of 50/60 acres of woodlands, gates community, Service charge of £925 every 6 months, Historical hall

**Energy Efficiency Rating**

	Current	Potential
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(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>80</b>	
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











