



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

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

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**Asking Price £589,950**

HUNTERS OF TANMWORTH are offering FOR SALE this breath-taking, beautifully presented, five 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.

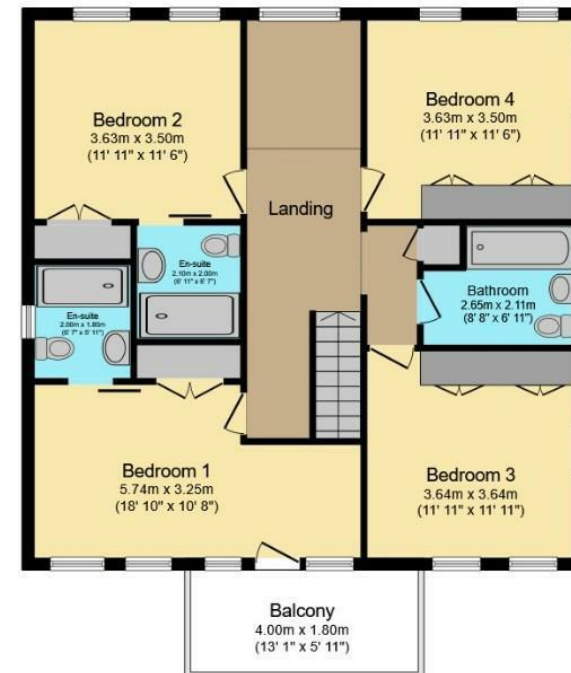
This property comprises; An entrance hall, downstairs WC, home office/reception room, lounge, open plan dining kitchen, utility, five bedrooms, two en-suites, a family bathroom, garage and a rear enclosed garden. To the front of the property is parking for multiple vehicles.

We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb gated community property has to offer!





**Ground Floor**



**First Floor**

Total floor area 223.1 sq.m. (2,402 sq.ft.) approx

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
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Ground floor

Front

Cobble paved driveway, parking for multiple vehicles

Entrance hall

Original porch opened up to provide a spacious entrance hall, ceramic tiled flooring, stairs to first floor, power points, 2x radiators.

Downstairs WC

Ceramic tiled flooring, double glazed window to side, low flush WC, part tiled walls, wash hand basin, radiator

Home office/ Reception room

15'5" x 11'11"  
Carpeted flooring, double glazed window to front and side, radiator, power points, double opening doors through to lounge

Lounge

18'11" x 15'1"  
Carpeted flooring, double glazed windows to rear, door to garden, fireplace focal point with inset bioethanol feature fire, 2 x radiators, feature vaulted ceiling with full height window providing an abundance of sunlight. Double opening doors through to the dining area.

Dining Area

12'3" x 11'11"  
Ceramic tiled flooring, double glazed window to rear, radiator, power points, open plan to:-

Kitchen

18'10" x 11'11"  
Recently refitted by the current owners this brand new Wren kitchen includes, inset under worktop lighting, two built in Neff ovens, microwave and plate warmer. The impressive central island comes with down lights and has been fitted with a Neff induction hob and there are two integrated Neff dishwashers, sink and drainer with Quooker tap delivering filtered boiling and cold water, ceramic tiled flooring, double glazed window to front and side, radiator, space for plumbed American fridge freezer,

Side Entrance Hall

Ceramic tiled flooring. radiator. Giving access to the utility and bedroom 5

Utility

9'8" x 6'  
Ceramic tiled flooring, double glazed window to rear, door to rear garden, plumbing for washing machine, power points, radiator

Bedroom 5

16'5" x 8'6"  
Sizeable single garage conversion providing flexible accommodation for either a bedroom, study, gym or separate reception room for elderly live-in relative. Carpeted flooring, double glazed window to rear, down lights, power points, radiator

First floor

Enjoying the open aspect of the feature vaulted ceiling, radiator and landing.

Bedroom 1

18'10" x 10'8"  
Carpeted flooring, two double glazed windows to front, door to balcony, built in wardrobes, power points, radiator. Door to :-

Balcony

13'1" x 5'11"  
A sizeable area extending over the entrance hall below with composite decking and a perfect place to enjoy that morning coffee

Refitted En Suite

6'7" x 6'11"  
Ceramic tiled flooring, double glazed window to side, low flush WC, sink and vanity unit, walk in full width shower, heated towel rail.

Bedroom 2

11'11" x 11'6"  
Carpeted flooring, two double glazed windows to rear, built in wardrobes, power points, radiator.

Refitted En Suite

6'1" x 6'7"  
Ceramic tiled flooring, low flush WC, sink and vanity unit, walk in full width shower, heated towel rail.

Bedroom 3

11'11" x 11'11"  
Carpeted flooring, two double glazed windows to front and one to side , built in wardrobes, power points, radiator

Bedroom 4

11'11" x 11'6"  
Carpeted flooring, two double glazed windows to rear and one to side, built in wardrobes, power points, radiator

Refitted Family Bathroom

8'8" x 6'11"  
Ceramic tiled flooring, double glazed window to side, low flush WC, sink and vanity unit, L shaped bath and screen with shower over, heated towel rail.

Garage

16'5" x 8'6"  
Up and over door, ceiling light, power points

Re-Landscaped Rear Garden

Feature circular paved patio area and separate paved patio, fully insulated log cabin with electricity and carpeting providing an additional room for a gym, man cave, study, hobby or games room, outside lighting and power sockets, composite decking area with metal garden pergola with sliding roof, Hot tub incorporated into decking area, railway sleeper flower beds with an abundance of plants, grasses and camellia lollipop trees together with a magnolia tree. The garden area also extends around the side of the property which is again well stocked with plants, shrubs, grasses and trees.

Energy Efficiency Rating

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