



Langham Bradfords Lane
Coleorton Coalville





Property Description

A beautifully presented and fully renovated period cottage set in stunning well landscaped grounds extending to approx. 0.6 acres with two vehicular access points offering potential for building plot subject to planning permission. The property has a wealth of period features which must be viewed to be fully appreciated, a gas fired central heating system, double glazing and briefly comprises:

- Open plan living kitchen with Rangemaster stove and Rangemaster fridge freezer included and incorporates, kitchen, dining and seating areas. Off the kitchen is the utility/cloakroom, ground floor shower room and lounge. To the first floor are three double bedrooms and bathroom.

Outside:

- The property has two access points, the main access has a gravelled driveway providing off road parking for two to three vehicles and is flanked with dwarf stone brick wall, inset shrubs, fence and gate providing access to the main area of the garden.

The garden is beautifully landscaped and private with a paved path leading to the front oak storm porch with pitched roof, paved steps, shaped lawns flanked with tree and shrub borders, paved path leading round the cottage, outside tap and outside lighting to the front.

The garden continues round to the side where there is a wildlife pond, laid lawn section flanked with borders, large workshop, timber shed and greenhouse.

The second access point has double gated access and has a wildflower meadow area and a variety of trees.

Living/ Kitchen

Accessed via front UPVC double glazed entrance door with matching attached side panel leading into a spacious living/ kitchen which has been beautifully refurbished.

The kitchen area is fitted with a range of matching wall and base units with oak block work surfaces over, ceramic tiled splashbacks, inset Belfast sink with chrome mixer tap over, feature oak flooring, dishwasher, a range master cooker, range master fridge freezer,

exposed beams to the ceiling, feature brick wall, three wall light points, inset spot lights, extractor fan, three UPVC double glazed windows to the front elevation giving aspect over the garden, spacious dining and seating area, central heating radiator, stairs off to the first floor, further two UPVC double glazed window to the rear elevation and opening to:-

Sitting Room

14' 10" x 12' (4.52m x 3.66m)

Having a flush fitted gas fire with feature mantle beam over, UPVC double glazed French door to the front elevation giving access to the garden with matching attached side panels, a further UPVC double glazed window to the side, inset spotlights to the ceiling and central heating radiator.

Utility/ Cloaks

10' x 4' 4" Max (3.05m x 1.32m Max)

Having oak flooring, coat hanging hooks and shelf, plumbing and space for automatic washing machine, stackable space for the dryer and wall mount unit, wall mounted boiler providing the property with domestic hot water and central heating, exposed beams and spotlights to the ceiling.

Ground Floor Shower Room

Having a three-piece white suite comprising of a double width glazed shower cubicle with mains chrome shower over, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level W.C, UPVC double glazed opaque window to the side elevation, ceramic tiled flooring, fully ceramic tiled enclosed to the shower and exposed beams to the ceiling.

First Floor Landing

Having exposed beams, two UPVC double glazed windows the rear elevation and central heating radiator.

Bedroom

8' 8" x 11' 9" (2.64m x 3.58m)

Having UPVC double glazed to the front elevation, double door fronted fitted wardrobes with hanging rail and shelving, loft access and built-in wall cupboard.

Bedroom

11' 9" x 11' 8" (3.58m x 3.56m)

Having exposed beam, inset spotlights to the ceiling, UPVC double glazed window to the front elevation and central heating radiator.

Bedroom

9' 10" Max x 10' 1" To front of wardrobes (3.00m Max x 3.07m to front of wardrobes)

Having UPVC double glazed window to the rear elevation, loft access and double door fronted fitted wardrobe with hanging rail and shelving, central heating radiator and exposed beam.

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Workshop

16' 4" x 10' 3" (4.98m x 3.12m)

Having light, power and double-glazed

windows to the front and sides.

Bathroom

Having a re-fitted three-piece period style white suite comprising: - slipper bath with free standing mixer tap, wash hand basin fitted to a period style washstand with splash back tiling, wc, double glazed window to the front elevation & exposed truss beam to the ceiling.









Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
DERBY DE73 8DS

Tenure:Freehold

EPC Rating: D

view this property online ashleyadams.co.uk/Property/MEL204616



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