



Beaumont Green
Coleorton Coalville

Beaumont Green Coleorton Coalville LE67 8FU

for sale offers over
£600,000



Property Description

Beautifully presented and well maintained, adjoining open paddocks, a generous four bedroom, three reception and two bathroom detached family house with modern kitchen/breakfast room, luxury four piece family bathroom/WC and generous ensuite. The property benefits from ample off street parking, double garage and well-presented gardens overlooking adjacent paddocks. This popular village location, ideal for Coleorton school and Ashby schooling, makes this an easy choice for those seeking country life with family accommodation and nearby commuting/town centre amenities.

COLEORTON

Coleorton village lies approximately 2 miles east of Ashby De La Zouch. Coleorton village is best known for the Grade II listed Coleorton Hall, the former seat of Sir George Beaumont, art patron for William Wordsworth who was a regular guest. Latterly the hall was purchased by the National Coal Board and used as offices and has now been re-converted to residential occupancy with luxury apartments, stable mews houses and detached houses within the old walled kitchen garden.

The village has the benefit of three public houses, bowls club, primary school and village hall as well as the Viscount Beaumont C of E Primary School which feeds in to the Ashby secondary school system.

Coleorton has an excellent transport network with links the A42 dual carriageway to the M1 motorway corridor and East Midlands conurbations beyond.

Entrance

Large, covered entrance canopy with ornamental coach light and oak front door with leaded opaque double glazed inset eyelet to the entrance porch.

Entrance Porch

Quarry tile floor and further half panelled oak door to the entrance hall.

Entrance Hall

With polished oak wood flooring, banisters and handrail leading to the first floor accommodation, radiator and storage cupboard below stairs.

Sitting Room

20' 10" x 12' (6.35m x 3.66m)

Enjoying a dual aspect, the focal point of which is the brick lined chimney breast with paved hearth, timber over mantle and log burner. Polished oak wood flooring, TV aerial point, three wall light points and two radiators. UPVC double glazed bow window to the front elevation and UPVC double glazed French doors with matching full length side screens to the rear timber deck patio with gardens and views of the paddock beyond.

Dining Room

12' 1" x 10' 10" (3.68m x 3.30m)

A light and spacious reception room, divided from the entrance hall with twin half panel glazed oak doors, radiator, two wall light points and UPVC double glazed French doors with matching full length side screens onto the rear timber deck patio, gardens and with views of paddocks beyond.

Study

7' 9" x 7' 2" (2.36m x 2.18m)

With radiator, telephone point and UPVC double glazed window to the front elevation.

Kitchen/Breakfast Room

16' 5" x 10' 5" (5.00m x 3.17m)

Well presented, incorporating Shaker style units set below polished solid woodblock worktops set in a horseshoe configuration with base cupboards and drawers below. Integrated bookshelves, deep pan drawers, integrated dishwasher and central enamelled Belfast sink with drainer grooves and splash-backs. Inset De Dietrich induction hob with concealed cooker hood over and timber over mantle. Built-in eye level Bosch double fan assisted oven/grill and space for larder style American fridge/freezer. Matching eye level

wall cabinets with coving and cornice work, also having concealed over counter lighting and matching illuminated glass display cabinets. Recessed ceiling LED downlights, wall mounted TV aerial point, radiator and underfloor electric heating. Double glazed Velux skylight and double glazed UPVC windows overlooking rear patio gardens with views over adjacent paddocks beyond.

Utility Room

8' 9" x 6' 6" (2.67m x 1.98m)

Fitted with matching units and polished solid block worktops also incorporating Belfast sink unit with tiled splashbacks. Concealed space for tumble dryer and dishwasher. Matching larder unit, tiled floor, recessed downlights and modern condensing oil fired central heating boiler. UPVC double glazed window to the side elevation and UPVC double glazed entrance door to the open side porch.

Cloaks/Wc

Fitted with a two piece white suite having a square bowl vanity wash-hand basin with a mixer tap over and tiled splash-back. Low level twin flush WC, tiled floor, chrome ladder towel radiator and opaque UPVC double glazed window to the side elevation.

Second Floor

Oak spindle staircase leads to the open landing having a UPVC Oak effect double glazed window to the front elevation overlooking the driveway, garden and green open space, oak balustrade and handrails, radiator, loft access to the part boarded, illuminated roof void and UPVC double glazed window to the front elevation. loft is part boarded with loft ladder. oak balustrade and handrails, radiator, loft access to the part boarded, illuminated roof void and UPVC double glazed window to the front elevation.

Master Bedroom

With laminate floor, wall mounted TV aerial point, radiator and UPVC double glazed windows with views over gardens, adjacent paddock land and fields.

Ensuite

Fitted with a three piece white suite incorporating P-shaped panel bath with mixer tap over, also having electric shower unit and rainfall mains shower. Pedestal wash-hand with tiled splash-back, low level twin flush WC, illuminated vanity mirror, recessed ceiling LED downlights, vertical radiator,

further chrome ladder towel radiator and extractor fan. Opaque UPVC double glazed window to the rear elevation.

Bedroom Two

12' 1" x 12' 1" (3.68m x 3.68m)

With laminate flooring, radiator, TV aerial point and UPVC double glazed window enjoying views over rear gardens, paddock land and open farmland.

Bedroom Three

12' 1" x 10' 10" maximum (3.68m x 3.30m maximum)

With laminate flooring, TV aerial point, radiator and UPVC double glazed window to the rear overlooking gardens, paddock land and open farmland.

Bedroom Four

12' 2" x 8' 7" (3.71m x 2.62m)

With laminate floor, radiator and UPVC double glazed window to the front elevation.

Family Bathroom

Fully refitted with a four piece white suite incorporating frameless glass twin walk-in shower cubicle with mixer tap having handheld and waterfall shower units over and fully tiled splash-back. Central clawed roll-top bath with Victorian style mixer tap over, also having shower head. Granite top vanity wash-hand stand with glass display shelf, designer mixer tap over, circular bowl and electric shaver point above. Low level twin flush WC, tiled floor with underfloor heating, fully tiled walls, recessed ceiling downlights, extractor fan and ladder towel radiator. Opaque UPVC double glazed window to the side elevation.

Outside

Attached Double Garage

16' 5" x 16' 5" (5.00m x 5.00m)

With double up and over door, light, power points and personnel door to the rear open porch.

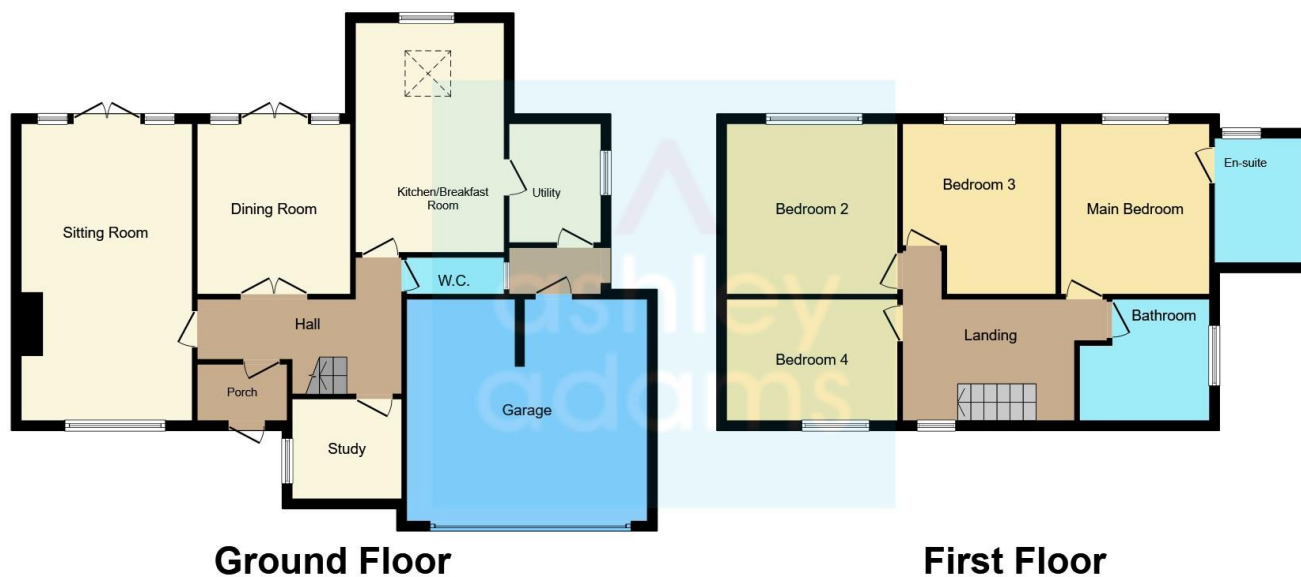
Garden and Grounds

The property is approached over a generous tarmacadam driveway providing off street parking for numerous vehicles with shaped managed lawns with hedge and shrubbery beds and borders, together with cobbled and paved pathway. The front elevation benefits from outdoor lighting and overlooks an area of natural planting. Gated access is available to the side elevation which in turn leads to rear gardens.









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Property Ref: MEL204879 - 0007

Tenure:Freehold EPC Rating: D Council Tax Band: F

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