

The Moor

Coleorton, Coalville, LE67 8GB

John
German





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Offers In Region Of £565,000

Wonderful village home backing onto fields, set upon a mature plot of 0.9 acres with secure gated parking. It offers four bedrooms, bathroom, kitchen and utility, WC, plus lounge/dining room, and at the heart of the home is a breath taking conservatory sitting room measuring 18ft 6 x 15ft 5.



The property enjoys a fabulous semi-rural location on The Moor in Coleorton. The village lies approximately 3 miles east of Ashby-de-la-Zouch, in the Coleorton Valley. A truly rural location with many country lanes to lose yourself in and some fabulous properties tucked away. The village embraces all that village life offers with a busy social agenda, a couple of pubs that do excellent food and a good local primary school. The commuter links are perfect, lying on the doorstep to the M42 and the M1 and of course the popular town of Ashby with its recently opened M&S food store.

The property sits well back from the lane behind mature hedgerow with five bar gate opening to an expansive stone chip driveway providing parking and access to the double garage. Set beneath a canopy porch, the entrance door takes you into the reception hallway, with a useful guest cloakroom, a practical laundry room and a staircase takes you upstairs. Immediately to your right, you step into the lovely sized living room/dining room which has window to the fore, feature fireplace at the focal point and has ample space for a dining table in the dining area. Adjacent to the dining room is the kitchen which subject to necessary consents, would be ideal for opening through into the dining room. The kitchen itself is fitted with base and wall mounted cabinets which wrap around the room with complimentary countertops, inset one and half bowl stainless steel sink and mixer tap, space for a range style cooker and space for dishwasher. Two windows overlook the rear elevation with a side door taking you to the side entryway. This covered side entryway has door to the front and out to the rear, and has internal personal door into the double garage. Last but definitely not least is the conservatory sitting room and what a room this is. Beautifully proportioned with pitched glazed roof and glazed windows around offering lovely views over the gardens, and French double doors take you directly out onto the expansive patio area perfect for family gatherings and summer BBQ's.

Return to the hallway and upstairs on the first floor there are four bedrooms with bedroom one having the benefit of fitted wardrobes running along one wall. The family bathroom is well proportioned and has panelled bath, pedestal wash hand basin, WC and a separate tiled shower with electric shower above. There is complimentary tiling to the walls.

Outside to the rear of the property is the stunning garden laid principally to lawn, the garden enjoys fantastic privacy and the extensive stoned flagged patio is perfect for family gatherings and entertaining. There is a dedicated kitchen garden with raised sleeper edge beds and timber shed adjacent. The garden really is a fabulous feature of this family home.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** Electric & LPG backup

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

<https://www.gov.uk/check-if-property-is-affected-by-coal-mining>

www.nwleics.gov.uk

Our Ref: JGA/24062024







Ground Floor

Approximate total area⁽¹⁾
 1754.24 ft²
 162.97 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 C |
| 55-68 | D | | |
| 39-54 | E | 42 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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