

# Zion Hill

Peggs Green, Coleorton, LE67 8JP

John German









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£635,000

Welcome to Greenrigg, located in the popular village of Peggs Green. Completed five years ago and presented to a high standard with versatile family accommodation, we expect high demand.

Book your tour today.





John German are delighted to present to the market Greenrigg. Situated in the delightful village of Peggs Green, homes of this distinction do not present to the market often, and this detached family home constructed five years ago must be viewed internally.

The property is approached via an extensive driveway which provides parking for several vehicles and access to a drive through garage. The front entrance door has a covered canopy and opens into the reception hallway and as soon as you enter you sense that this is a special property.

We begin in the open plan living area, which includes the kitchen, fitted to a high standard and having matching base and eye level units and work surface areas. Appliances include oven, hob, extractor and dishwasher and there is a ceramic tiled floor with under-floor heating and splash backs to the walls.

Turn around and you will see the open plan living space with a feature log burner inset to the brick fireplace. This room is perfect for entertaining and has space for a dining table and chairs for those formal occasions. Bi-fold doors let you have access to the superb conservatory, with large glazed windows to all aspects overlooking a stunning garden.

Completing the ground floor accommodation is a utility room and separate WC. The Utility room provides you with further space for appliances and external access to the garden.

Ascend to the first floor and you will find three double bedrooms and the family bathroom. Each bedroom on the first floor has a double-glazed window to its individual aspect, the two rear bedrooms having beautiful views across the garden. The principle bedroom has en suite facilities to include a walk-in shower, WC, and wash hand basin. The family bathroom is fitted with a luxurious suite to include a stand-alone bath, walk-in shower, WC, and wash hand basin.

From the landing you will then ascend to the second floor and a real "Wow" factor for the property. A spacious study area with skylight windows gives access to a fourth double bedroom and a separate shower room, ideal for separate suite or guest area. Both the bedroom and shower room also have skylight windows.

Proceed back downstairs and step outside into the garden and you will not be disappointed. This vast open space with a bright sunny aspect is mainly laid to lawn with a patio area for relaxing or entertaining. You will notice the gravelled driveway to the side of the garden which leads to the timber-built workshop or second garage plus double carport. This is ideal for those buyers with an interest in classic cars for example. Completing the garden, beyond the workshop are steps, made from tree trunks to a raised seating area giving you lovely views to the rear of the property.

In conclusion, Greenrigg must be viewed. It is essential that you visit this special property to gain an appreciation for what it has to offer. Book your tour today.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk), <https://www.nwleics.gov.uk/>

**Our Ref:** JGA/27082020

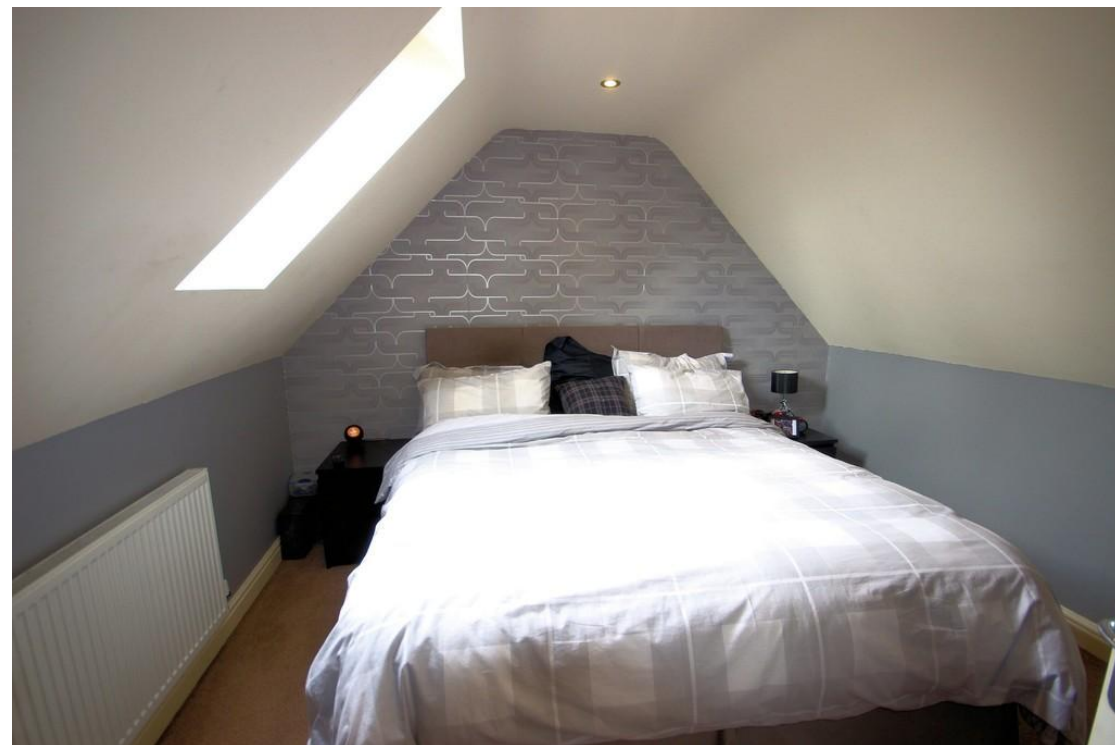
**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band E











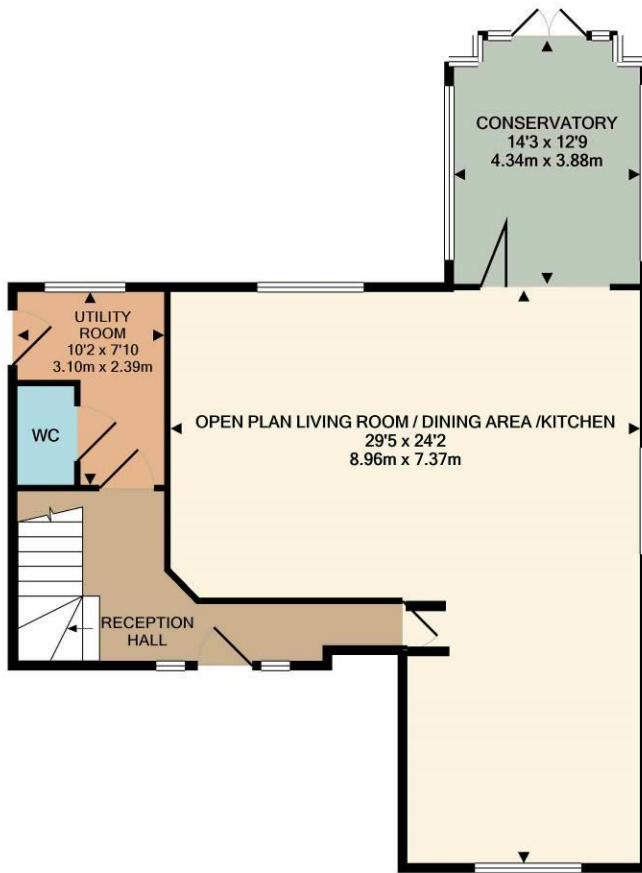




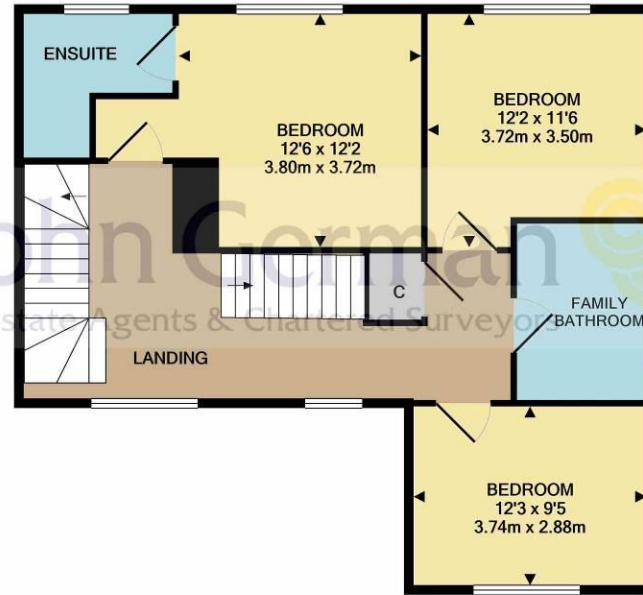




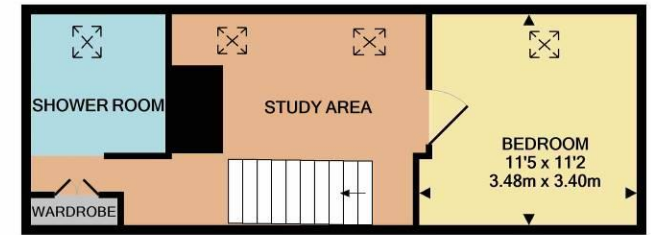




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

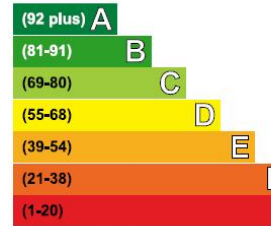
**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
86	105

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