

# SUPERIOR HOMES

# ROYSTON & LUND



# The Croft New Road

Coleorton | LE67 8HL

Guide Price £650,000

A fantastic opportunity to acquire a three bedroom bungalow that sits on approximately 3/4 of an acre. This plot could potentially lend itself to becoming a building plot and erecting numerous new houses (Subject to planning) .

Situated in Coleorton, Coalville a few miles east of Ashby de la Zouch and well positioned for easy access to both the M42 and the M1.

The current property consists of a hallway, lounge, kitchen, bathroom, three bedrooms and external store/WC. Located at the end of a private lane surrounded by gardens and vegetable patches.





- Guide Price of £650,000-£670,000
- Potential Building Plot
- 0.75 Acre Plot
- Countryside Views
- Short Drive to Ashby de la Zouch
- LAND FOR SALE
- Freehold
- No Upward Chain
- EPC Rating D
- Council Tax Band E











Coleorton is a picturesque village located near Coalville in Leicestershire, England. Situated approximately 2 miles south of Coalville, this historic village offers a tranquil and rural setting amidst the natural beauty of the National Forest. Coleorton has a rich history, with evidence of settlements dating back to Roman times.

One of the village's notable landmarks is Coleorton Hall, an 18th-century country house set in beautiful parkland. This historic mansion has connections to the famous poet Lord Byron and holds a significant place in the local heritage. Coleorton itself is a small, close-knit community that values its rural charm and community spirit. While offering a peaceful lifestyle, residents also have easy access to the amenities and services available in the nearby town of Coalville.

Also nearby is the town of Ashby de la Zouch, a historic market town in Leicestershire, England, known for its rich heritage and picturesque surroundings. Ashby Castle is one of the town's most renowned features. This historic site is a testament to the town's medieval past and provides a glimpse into its historical significance. Visitors can explore the castle ruins and its beautiful gardens.

Ashby de la Zouch retains its traditional market town atmosphere with a charming market square, historic buildings, and a range of independent shops and restaurants. The town provides modern amenities and services, including schools, healthcare facilities, and leisure options, while preserving its historic character.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 86.7 sq. metres (933.0 sq. feet)

Where 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 of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



| England & Wales                             |  | England & Wales                                                 |  |
|---------------------------------------------|--|-----------------------------------------------------------------|--|
| EU Directive 2002/91/EC                     |  | EU Directive 2002/91/EC                                         |  |
| Very energy efficient - lower running costs |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |
| Current                                     |  | Current                                                         |  |
| Potential                                   |  | Potential                                                       |  |
| A (92 plus)                                 |  | A (92 plus)                                                     |  |
| B (81-91)                                   |  | B (81-91)                                                       |  |
| C (69-80)                                   |  | C (69-80)                                                       |  |
| D (55-68)                                   |  | D (55-68)                                                       |  |
| E (39-54)                                   |  | E (39-54)                                                       |  |
| F (21-38)                                   |  | F (21-38)                                                       |  |
| G (1-20)                                    |  | G (1-20)                                                        |  |
| Not energy efficient - higher running costs |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |
| 65                                          |  | 87                                                              |  |

EPC

