

SUPERIOR HOMES

ROYSTON & LUND



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The Croft New Road

Coleorton | LE67 8HL

Guide Price £600,000

Guide Price of £600,000-£625,000

Nestled in the charming village of Coleorton, this delightful detached bungalow on New Road offers a perfect blend of comfort and convenience. Spacious throughout and offering heaps of potential for personalisation, this property demands in-person viewing to fully appreciate.

The bungalow boasts three well-proportioned bedrooms, a reception room, fitted kitchen with a pantry, a shower room, and a separate w/c, providing ample space for family living or accommodating guests.

One of the standout features of this property is the generous plot of approximately 3/4 of an acre, which lends itself to potential development (subject to necessary planning permissions), and a driveway which can accommodate multiple vehicles, a rare find that adds to the convenience of living in this lovely home.

Surrounded by the picturesque scenery of the Leicestershire countryside, this bungalow is not only a comfortable residence but also a gateway to a tranquil lifestyle. With local amenities and transport links such as the M42 and M1 nearby, it offers the perfect balance of rural charm and accessibility.

This property is an excellent opportunity for those seeking a peaceful retreat in a friendly, semi-rural community. Do not miss the chance to make this lovely home your own.



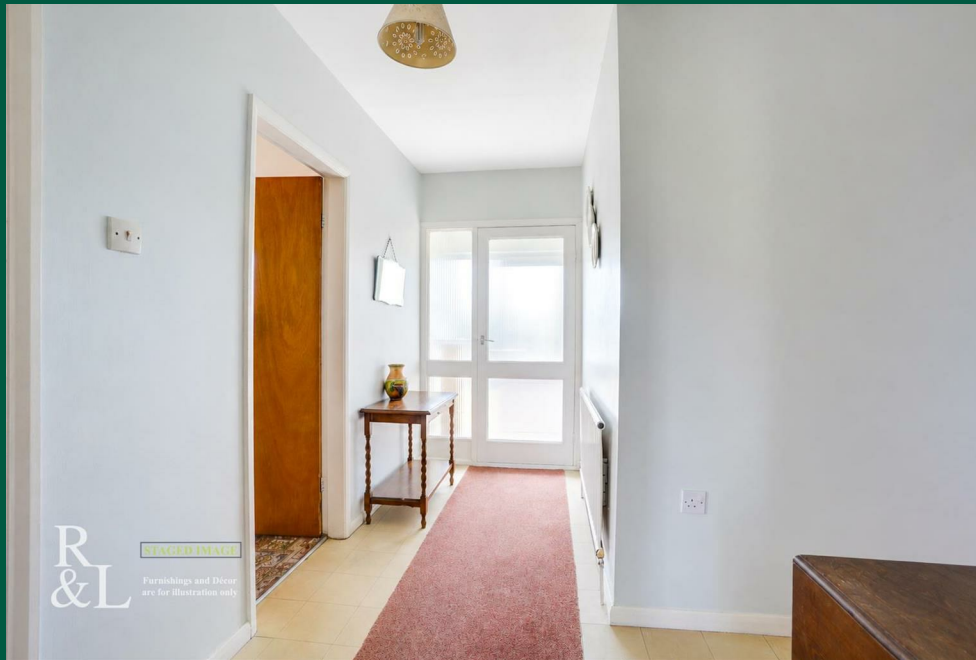


- Guide Price of £600,000-£625,000
- Huge scope for personalisation and development (STPP)
- Approximately 0.75 Acre Plot
- Sweeping Countryside Views
- Short Drive to Ashby de la Zouch and Transport Links
- LAND FOR SALE
- Freehold
- No Upward Chain
- EPC Rating D
- Council Tax Band E



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STARKINMADE

Furnishings and Decor
are for illustration only



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.



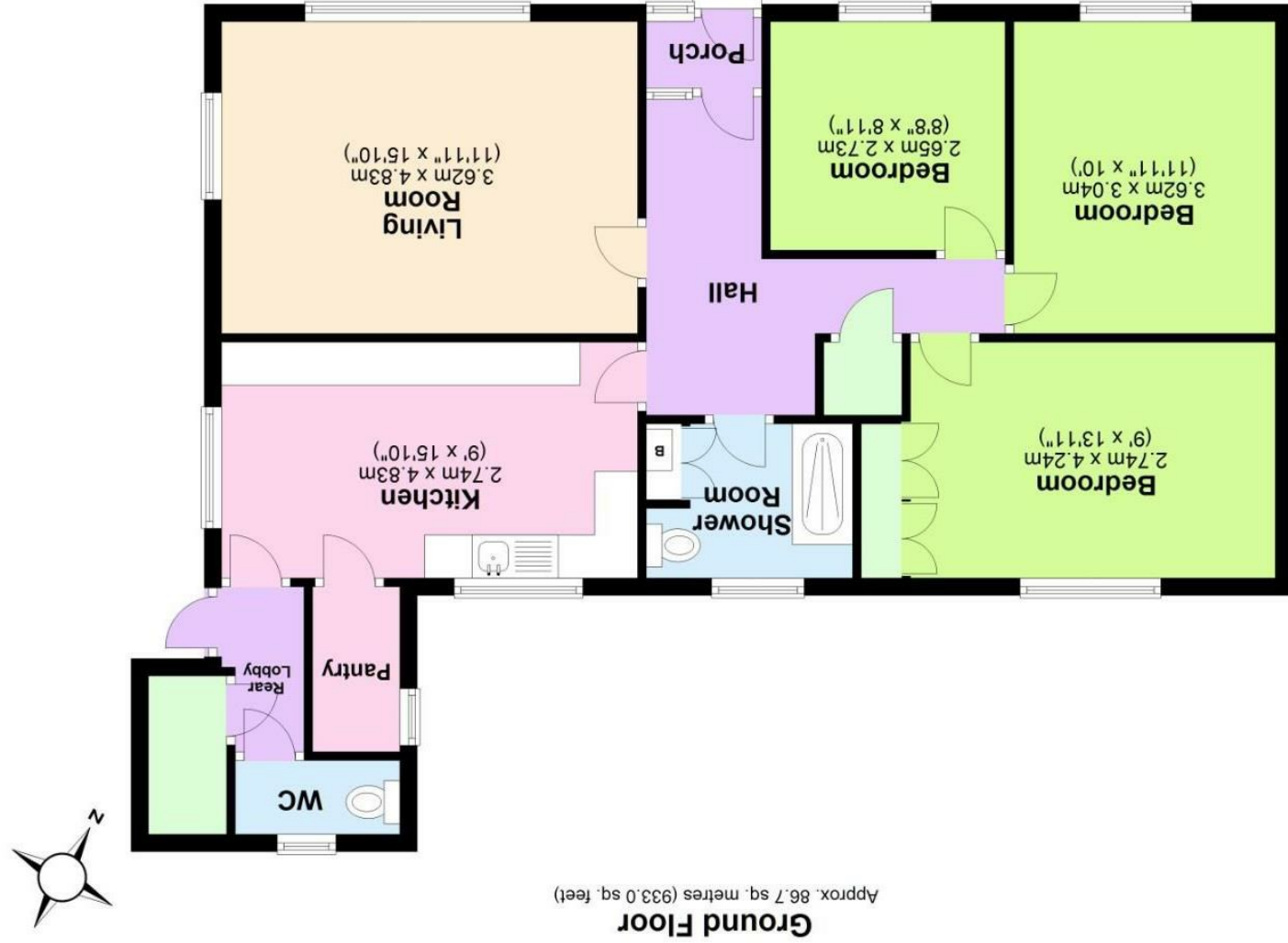
Ashby de la Zouch retains its traditional market town atmosphere with a charming market square, historic buildings, and a range of independent shops and restaurants. The town provides modern amenities and services, including schools, healthcare facilities, and leisure options, while preserving its historic 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 ₂ emissions	
Potential		Potential	
Current		Current	
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 ₂ emissions	
65		87	

EPC

