98 Loughborough Road

Coleorton | LE67 8HF | Offers In The Region Of £235,000

ROYSTON & LUND

- Asking Price: £240,000
- Ideal First Home to Buy or Rent
- Multiple External Storage Spaces
- Close to Numerous Amenities
- EPC: E
- Three Bedroom Family Home
- Ground Floor Bathroom
- Good Transport Links for M42
- Council Tax: B
- Freehold

**Offers in the region of £235,000

Royston and Lund are delighted to present this three bedroom mid-terrace. Experience the charm of rural living with all the convenience you need in Coleorton. For commuters, Coleorton offers good transport links with quick access to the M42 and M1 motorways, providing easy connections to Leicester, Nottingham, and Birmingham.

In brief the property comprises a lounge, kitchen/dining room and a downstairs bathroom. To the first floor there are three bedrooms and to the second floor there is a converted loft space. At the rear of the property there is a low maintenance garden with artificial turf and a garage with an off street parking space.

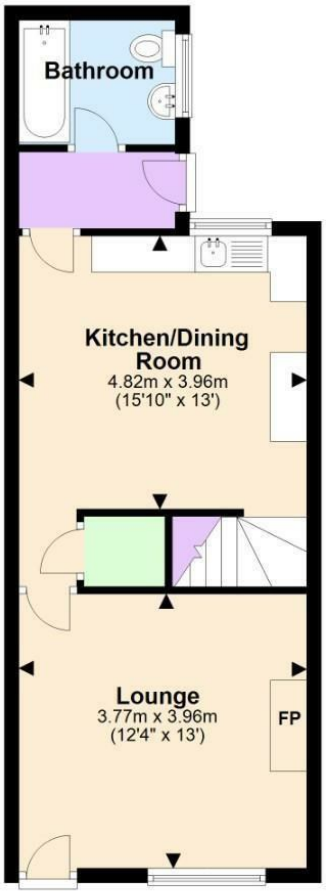
Coleorton is a charming village nestled in the scenic Leicestershire countryside. Known for its rich history and tranquil setting, Coleorton offers a peaceful retreat while still being conveniently located near the bustling towns of Ashby-de-la-Zouch and Coalville. The village is surrounded by beautiful landscapes, including Coleorton Wood and the National Forest, making it an ideal location for nature lovers and those seeking a serene lifestyle.

Coleorton features a variety of property styles, from characterful period homes to modern developments, catering to diverse tastes and needs. The village has a close-knit community and benefits from local amenities such as a primary school, traditional pubs, and easy access to a range of shops and services in nearby towns.

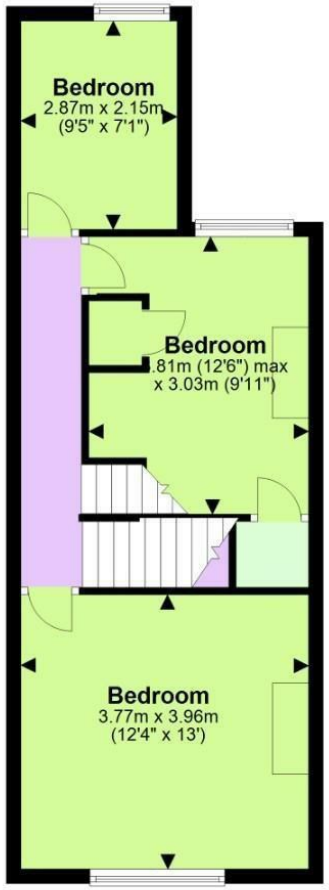
For more information: https://reports.sprift.com/property-report/?access_report_id=5341570

Freehold

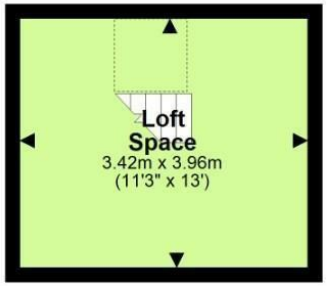
Ground Floor
Approx. 40.8 sq. metres (439.1 sq. feet)



First Floor
Approx. 40.8 sq. metres (439.1 sq. feet)



Second Floor
Approx. 13.5 sq. metres (145.8 sq. feet)



Total area: approx. 95.1 sq. metres (1023.9 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.

The Property Ombudsman

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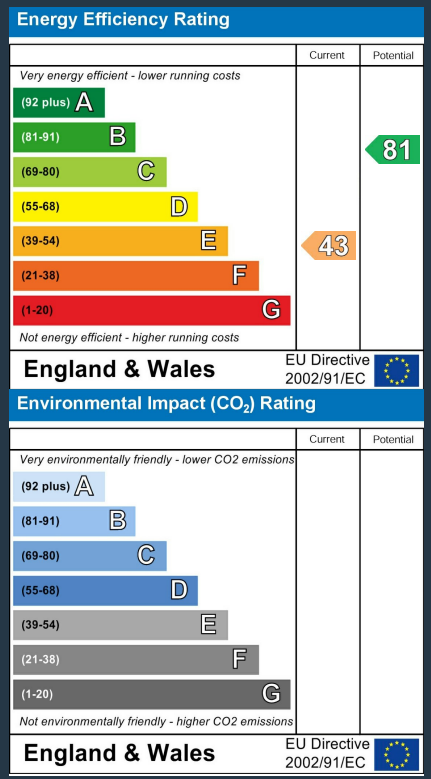
THE GUILD PROPERTY PROFESSIONALS

EPC



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