



Lily Cottages Clay Lane
Coleorton, Coalville, LE67 8JE

£260,000

Brief Description

Positioned in the PICTURESQUE VILLAGE of Coleorton, this DELIGHTFUL MID-TERRACE COTTAGE on Clay Lane offers a serene retreat surrounded by STUNNING COUNTRYSIDE VIEWS. Spanning over 1000 square feet, this charming home is perfect for those seeking a tranquil lifestyle infused with character.

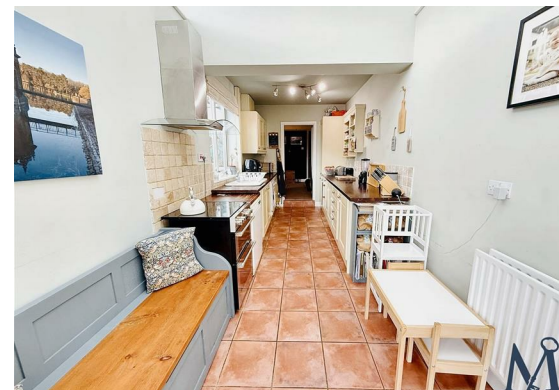
Upon entering, you are welcomed into a LOVELY DINING ROOM that exudes warmth and charm, featuring a BEAUTIFUL STAINED GLASS FRONT DOOR, elegant wall panelling, a picture rail, and ceiling coving. The built-in cupboards flanking the PERIOD FIREPLACE, which houses an open fire, add to the inviting atmosphere. Adjacent to the dining room, the living room mirrors this charm, complete with its own period fireplace, creating a perfect space for relaxation.

The EXTENDED KITCHEN at the rear is both functional and stylish, boasting a range of shaker-style units with solid wooden worktops. It is equipped with a freestanding double oven and grill, as well as space for a washing machine and dishwasher. The integrated fridge and freezer enhance convenience, while FRENCH DOORS open to reveal views of the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the first bedroom offers delightful views over the neighbouring fields to the front, complemented by a period feature fireplace and twin built-in wardrobes. The second bedroom also features a multiple built in cupboards and also provides access to the third bedroom, which is ideal for use as a nursery, dressing room, or home office. The family bathroom is a TRADITIONAL HAVEN, featuring a three-piece white suite with a roll-top bath, with an electric shower over, WC, and hand basin.

Externally, the rear garden is thoughtfully divided into two sections, featuring paved and concrete patios, pathways, and a lush lawn. mature shrubs and trees enhance the garden's appeal, while a brick store outbuilding with light and power supply adds practicality. The front garden is gravelled, with a paved pathway leading to the front door





ON THE GROUND FLOOR

Dining Room
12'0" x 10'10" (3.66m x 3.30m)

Living Room
12'10" x 11'11" (3.91m x 3.63m)

Extended Kitchen
7'6" x 19'7" (2.29m x 5.97m)

ON THE FIRST FLOOR

Landing

Bedroom 1
13'3" x 10'10" (4.04m x 3.30m)

Bedroom 2
10'2" x 12'0" (3.10m x 3.66m)

Bedroom 3
7'11" x 9'10" (2.41m x 3.00m)

Family Bathroom
6'9" x 11'7" (2.06m x 3.53m)

ON THE OUTSIDE

Front Garden

Rear Garden

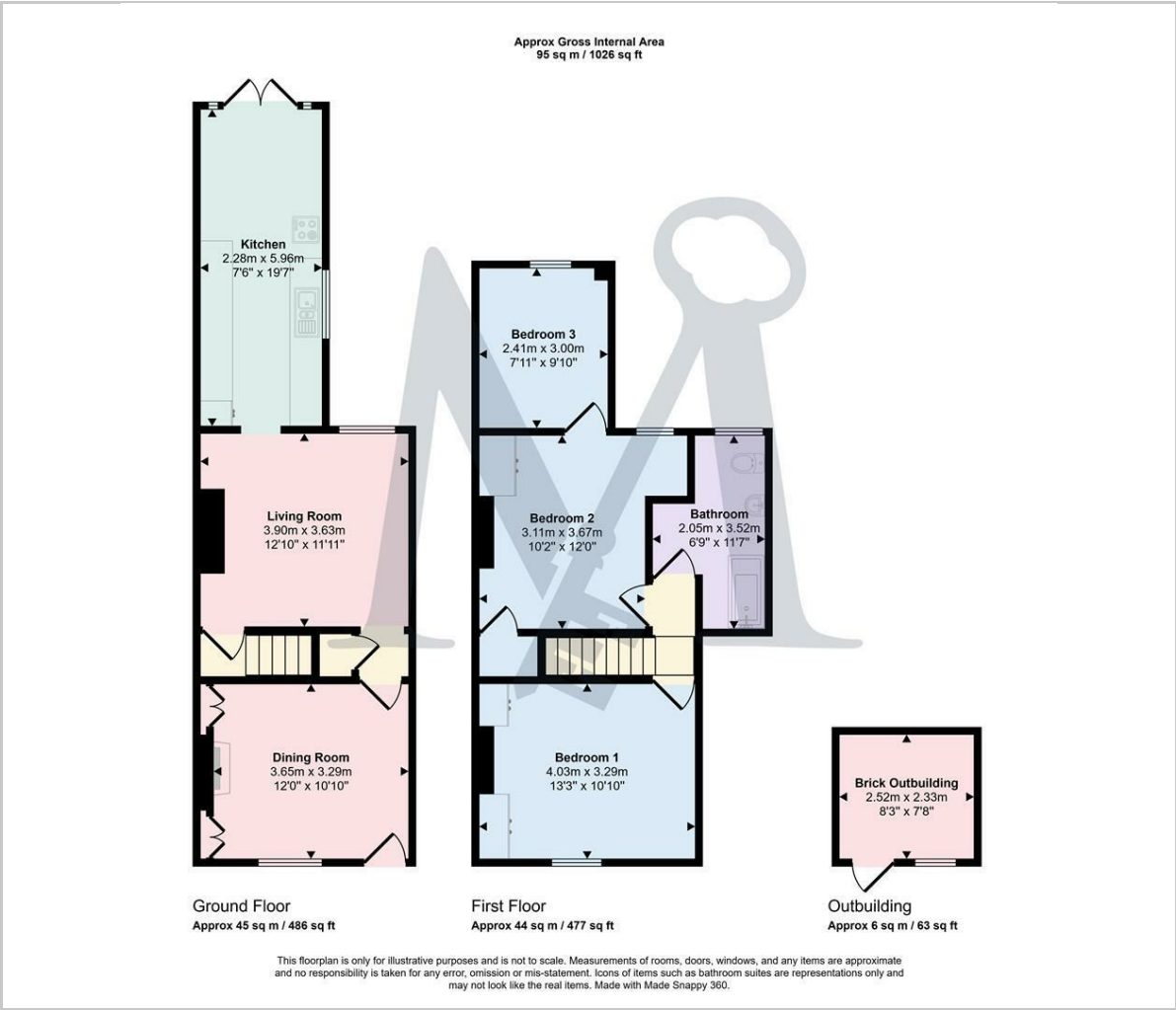
Brick Outbuilding
8'3" x 7'8" (2.51m x 2.34m)







Floor Plan



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

