



The Moor, Coleorton

Coalville, Leicestershire, LE67 8GB

NEWTONFALLOWELL 

The Moor, Coleorton
Coalville, Leicestershire, LE67 8GB
£395,000

***** STUNNING OPEN VIEWS TO FRONT AND REAR *****
SPACIOUS THREE BEDROOMED DETACHED * FANTASTIC**
OPEN PLAN LIVING KITCHEN * EXTENSIVE REAR GARDEN *****

Newton Fallowell are delighted to offer to the market this most attractive and spacious three bedroomed detached home in a much sought after semi-rural location in Coleorton with open countryside views to front and rear. The property has been thoughtfully refurbished in recent years including a contemporary kitchen and bathroom and offers huge potential to extend subject to planning permissions.

The internal accommodation comprises in brief; hallway, entrance hall, open plan living kitchen, bay windowed sitting room, rear lobby and downstairs WC. To the first floor there is a landing, three generous bedrooms and a contemporary bathroom and separate WC.

Externally to the front there is a spacious lawned garden with gravelled driveway area. A further tarmac driveway leads to the side and rear via gates to an extensive rear garden, mainly laid to lawn with flagstoned patio areas, timber shed and planted borders.



Accommodation

A composite double glazed front door leads into:-

Porch

Having UPVC double glazed windows and an obscure UPVC double glazed door leading into:-

Entrance Hall

Having stairs rising to the first floor landing, radiator and door to:-

Open Plan Living Kitchen

Having a tiled floor and being fitted with a range of contemporary Shaker style wall and base units with a complementary work surface, inset one and a third bowl stainless steel sink and drainer, integrated electric oven and grill, four ring electric hob with stainless steel extractor over, space for American style fridge/freezer, integrated washing machine, recessed spotlights, UPVC double glazed bay window to the front and further windows to the rear and side, television point, two radiators, built in storage cupboards, cloaks and doors to:-

Sitting Room

Having a UPVC double glazed bay window to the front elevation, radiator, television point, stone fireplace and wall light points.

Rear Lobby

Having a tiled floor, external door to the gardens and a door to:-

Downstairs WC

Having a tiled floor and being fitted with a low flush WC, radiator, wash hand basin with tiled splashbacks and an obscure UPVC double glazed window to the side elevation.

First Floor Landing

Returning to the entrance hall, a staircase rises to the first floor landing, having a UPVC double glazed window to the rear and doors off to:-

Master Bedroom

Having a UPVC double glazed window to the front with fine countryside views, radiator and built in wardrobes and airing cupboard.

Bedroom Two

Having a UPVC double glazed window to the front elevation with fine views, radiator and fitted wardrobes.

Bedroom Three

Having a UPVC double glazed window to the rear elevation and radiator.

Bathroom

Being fully tiled and fitted with a panelled bath with shower over, pedestal wash hand basin, chrome heated towel ladder, recessed spotlights and an obscure UPVC double glazed window to the rear elevation.

Downstairs WC

Having a tiled floor and half tiled walls and being fitted with a low flush WC and an obscure UPVC double glazed window to the rear elevation.

Exterior and Gardens

Externally to the front there is a spacious lawned garden with gravelled driveway area. A further tarmac driveway leads to the side and rear via gates to an extensive rear garden, mainly laid to lawn with flagstoned patio areas, timber shed and planted borders.

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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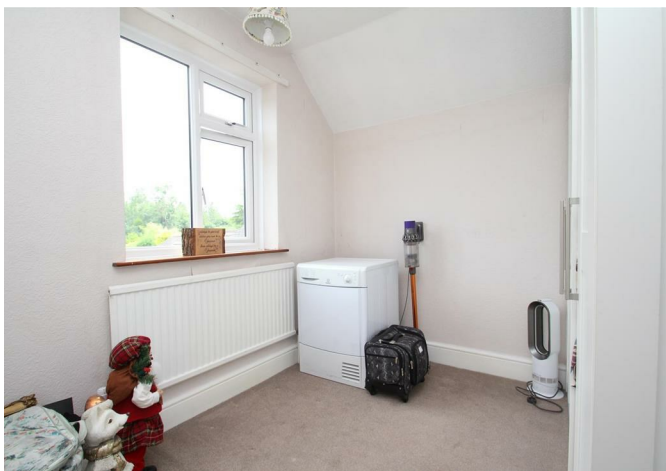
Data Protection





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FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.

Please note that the EPC rating has now improved due to insulation in the loft being fitted since the report was issued.

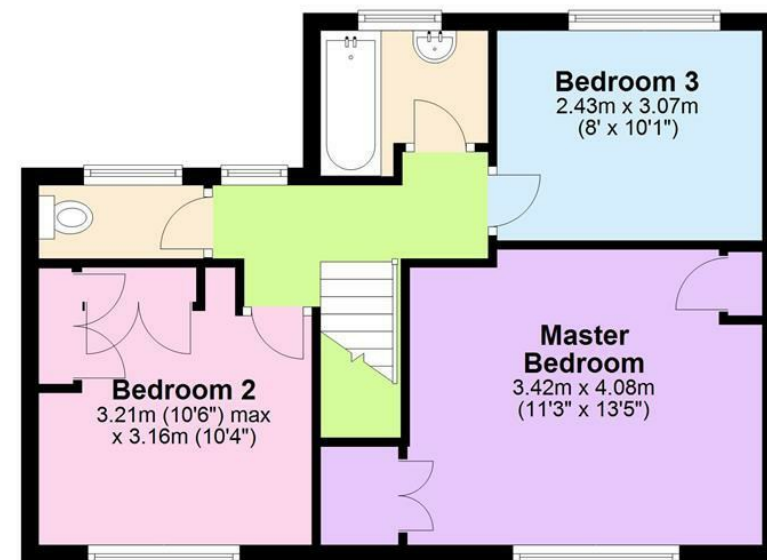


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating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

Ground Floor
Approx. 54.1 sq. metres (582.0 sq. feet)



First Floor
Approx. 44.0 sq. metres (473.1 sq. feet)



Total area: approx. 98.0 sq. metres (1055.1 sq. feet)

From our NEWTON FALLOWELL office in the heart of COALVILLE: Turn right into Belvoir Road. At the crossroads/traffic lights, turn left into Ashby Road and head towards Ashby-de-la-Zouch. At the main Hoo Ash Island proceed straight on until you come to Sinope and turn right onto the Moorlands and continue to The Moor where the property can be found.


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