

# SUPERIOR HOMES

# ROYSTON & LUND



# The Lodge, 3 Overton

Coleorton | LE67 8FY

Asking Price £750,000

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Nestled within a generous plot in the highly sought-after village of Coleorton, The Lodge is an impressive detached residence offering substantial and versatile accommodation, beautifully maintained gardens and an exceptional level of privacy. Approaching the property, a spacious driveway provides ample parking and leads to a detached double garage, while the mature surroundings create an attractive first impression.

The property opens into a welcoming entrance hallway which sets the tone for the spacious accommodation throughout. The heart of the home is the superb living and dining room, a bright and inviting space ideal for both everyday family living and entertaining, with double doors opening into a delightful conservatory that enjoys views of the beautifully landscaped gardens. A generously proportioned kitchen/breakfast room offers an abundance of storage and worktop space, creating the perfect environment for cooking, dining and socialising. A separate study provides an excellent work-from-home space or additional reception room.

The ground floor boasts a spacious principal bedroom complete with its own en-suite shower room, alongside a further well-proportioned bedroom and a family bathroom.

To the first floor, a substantial bedroom suite offers a peaceful retreat, complemented by its own en-suite bathroom and a versatile lounge area that could serve as a sitting room, hobby space or occasional guest accommodation.

Externally, The Lodge enjoys beautifully established gardens with extensive lawned areas, mature planting and patio seating spaces, ideal for outdoor entertaining and relaxing throughout the seasons. The property's secluded setting, generous plot and versatile layout combine to create a truly special family home in one of North West Leicestershire's most desirable village locations.

For More information: [https://reports.sprift.com/property-report/?access\\_report](https://reports.sprift.com/property-report/?access_report)





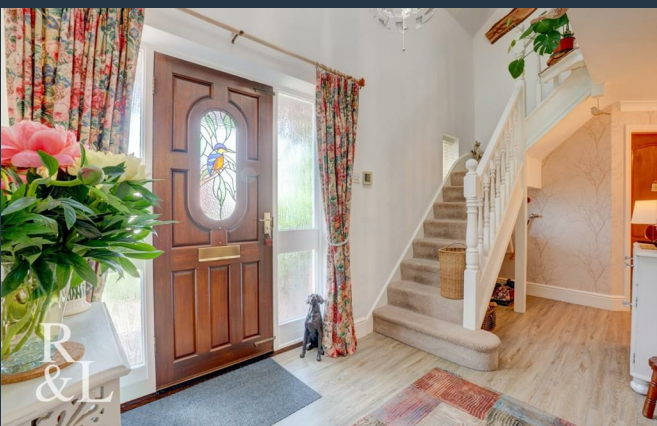
- Asking Price: £750,000
- Three Bedroom Detached Family Home
- Popular Location of Coleorton
- Spacious Living/Dining Room
- Spacious Principle Bedroom with En-Suite
- Open Plan First Floor Lounge
- South Facing Garden
- 16 South Facing Solar Panels with Quarterly Fit Payment
- Main Gas Central Heating
- Freehold // EPC: C // Council Tax: G











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.

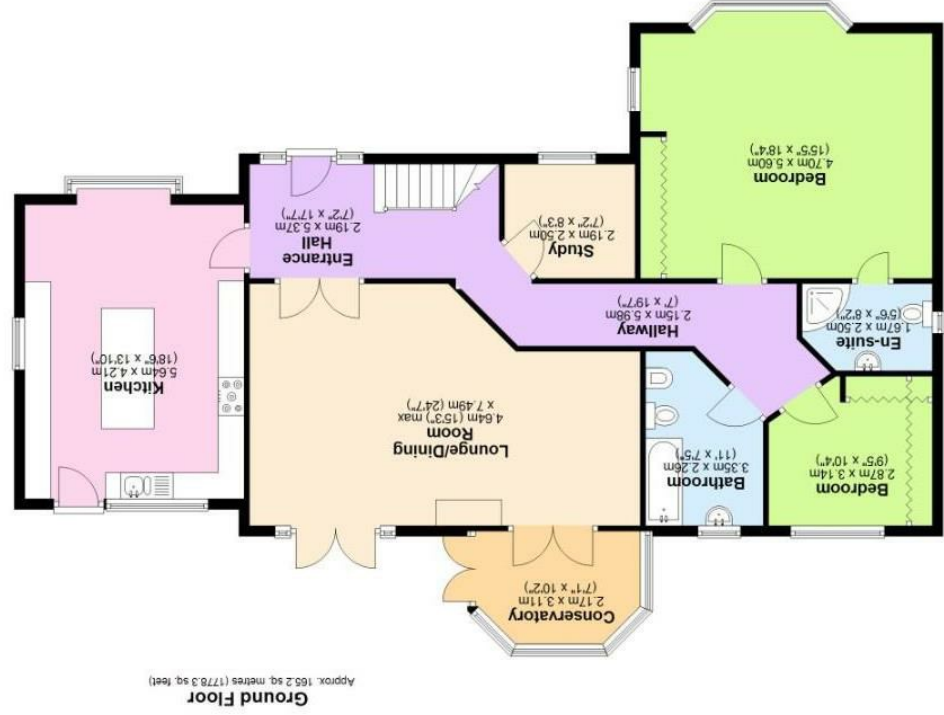
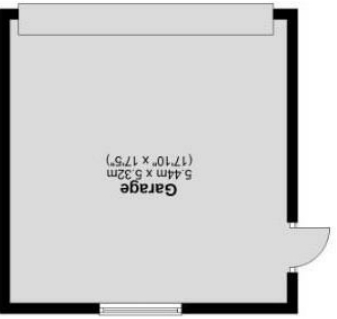
Also nearby is the town of Ashby de la Zouch, a historic market town in Leicestershire, England, known for its rich heritage and picturesque surroundings. Ashby Castle is one of the town's most renowned features. This historic site is a testament to the town's medieval past and provides a glimpse into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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
<b>England &amp; Wales</b> EU Directive 2002/91/EC Not energy efficient - higher running costs		<b>England &amp; Wales</b> EU Directive 2002/91/EC Not environmentally friendly - higher CO <sub>2</sub> emissions	
(1-20) <b>G</b> (21-38) <b>F</b> (39-54) <b>E</b> (55-68) <b>D</b> (69-80) <b>C</b> (81-91) <b>B</b> (92 plus) <b>A</b>	Very energy efficient - lower running costs Current: <b>73</b> Potential: <b>80</b>	(1-20) <b>G</b> (21-38) <b>F</b> (39-54) <b>E</b> (55-68) <b>D</b> (69-80) <b>C</b> (81-91) <b>B</b> (92 plus) <b>A</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions Current: <b>5.44m x 5.32m</b> Potential: <b>17.10 x 17.5</b>

EPC



Total area: approx. 242.5 sq. metres (2610.1 sq. feet)