

Meadow View, Stoney Lane, Coleorton, Leicestershire, LE67 8JJ

HOWKINS & HARRISON

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Stoney Lane, Coleorton,
Leicestershire, LE67 8JJ

Guide Price: £500,000

An impressive detached bungalow situated within a sought after village location close to excellent road networks.

Boasting versatile accommodation totalling over 1400sqft, the property offers plenty of space and briefly comprises:- porch leading into a 17ft entrance/dining hall, 'L' shaped reception lounge, with a 20ft conservatory off and a versatile reception room/study. There is a fully fitted breakfast/kitchen and elsewhere are two double bedrooms, one with an en-suite shower room and finally a separate bathroom.

Externally the bungalow occupies a larger corner plot with delightful front, side and rear gardens, a detached garage with further off street parking.







Location

Ideally set in this popular semi-rural village, approximately three miles east of Ashby town centre (a small market town offering a range of local facilities and amenities), Coleorton lies close to the A42 dual carriageway with excellent road links to both the M1 motorway corridor (with East Midland conurbations beyond) and west to Birmingham. The rolling hills of North West Leicestershire and the adjoining villages of Peggs Green, Newbold, Coleorton, Worthington and Griffydam offer excellent countryside with National Forest Plantations linked by public footpaths, public houses and nearby amenities and facilities.



Accommodation Details - Ground Floor

A front porch leads directly into a dining entrance hall with window and door to the side elevation. Double opening doors then lead into a 24ft, bay fronted 'L' shaped lounge with feature fireplace and door opening into a bright and airy conservatory with rear window views and door opening onto garden. Also off the lounge are a further set of double doors leading into a versatile room, currently used as a study but could equally be a third bedroom with large store cupboard off and double opening doors to the front elevation. There is a fully breakfast kitchen with window to the front elevation and door to inner hallway which provides access to one of the double bedrooms which has its own en-suite shower room and built in storage. Elsewhere is a second double bedroom serviced by a separate bathroom.











Outside

Externally the property occupies a generous size plot having delightful lawned gardens to the front side and rear, a side driveway providing parking for several vehicles leads to a detached garage with power and light supply. This delightful bungalow is set within an idyllic setting overlooking fields to the front.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Detached bungalow on a large garden plot
- Sought after semi-rural location
- Two/three reception rooms and conservatory
- Breakfast kitchen
- Two/three bedrooms
- En-suite shower room and bathroom
- Driveway and detached garage
- Front, side & rear mature gardens
- Stunning countryside outlook















Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01827-718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

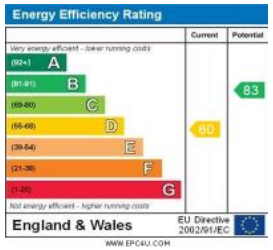
None of the services have been tested. We are advised that mains water, drainage and electricity are connected to the property. The central heating is oil fired and broadband is connected to this property.

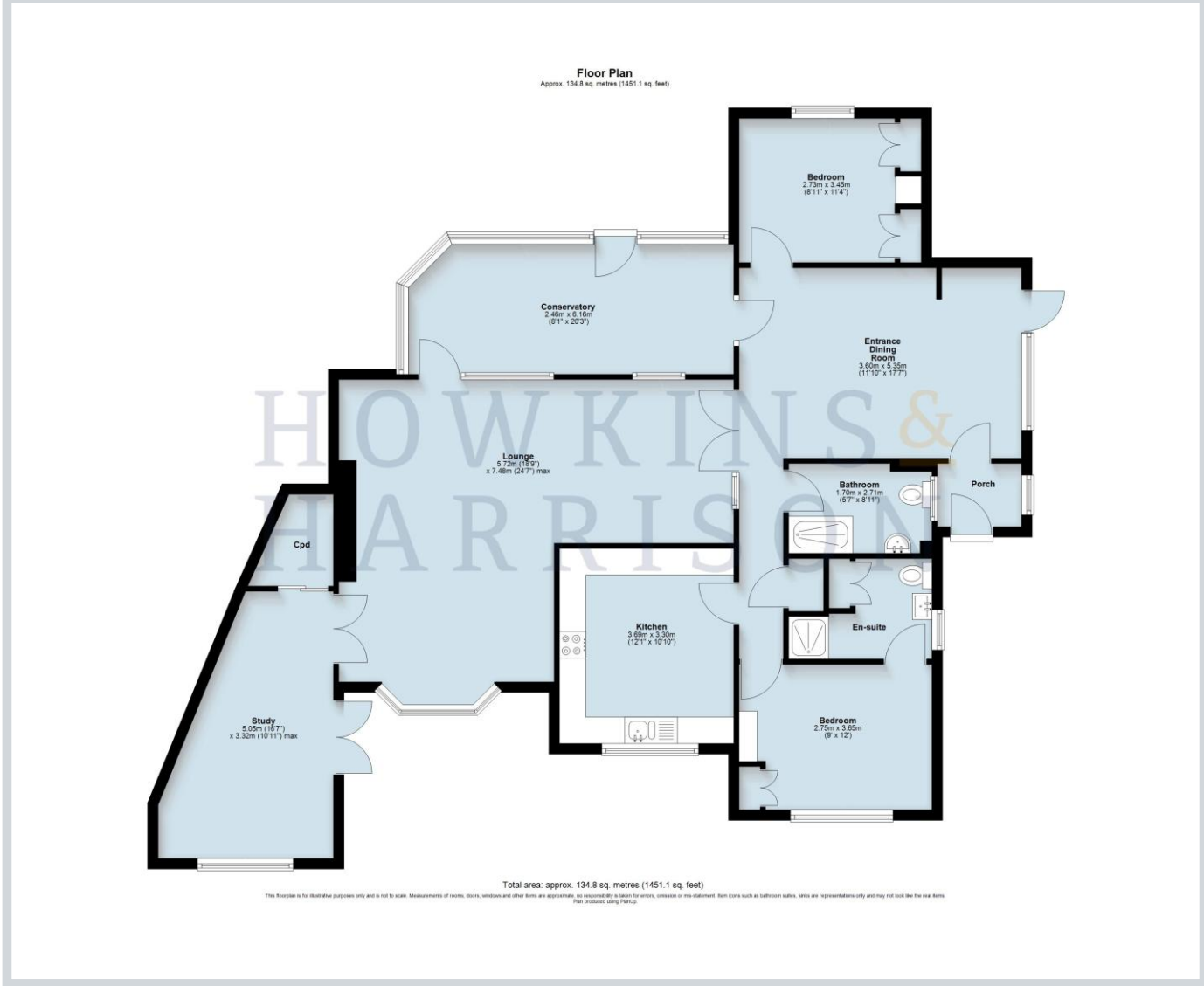
Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - F





Howkins & Harrison
58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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