



Moor Farm, 182 The Moor, Coleorton, Leicestershire, LE67 8GF

HOWKINS &
HARRISON

Moor Farm, 182 The Moor
Coleorton,
Leicestershire, LE67 8GF

Guide Price: £495,000

A substantial detached family home occupying a generous plot of 0.31 acres, offered to the market with no upward chain. Set in an attractive semi-rural position, combining spacious accommodation, extensive gardens and useful outbuildings with excellent potential for a purchaser to further enhance and personalise. Offering an excellent balance of reception and practical space, including a well-proportioned living room, separate dining room, kitchen, large pantry, cloakroom/WC and useful storage. To the first floor are three bedrooms, together with a shower room and separate WC.

Externally, the property is a particular feature, sitting within mature grounds with established trees, shrubs and lawned areas offering a high degree of space and privacy. A substantial detached garage and adjoining workshop provide excellent storage, parking or hobby space, while the overall plot presents further potential, subject to any necessary consents.



Location

Moor Farm occupies a delightful position along The Moor in the sought-after Leicestershire village of Coleorton, an attractive semi-rural setting surrounded by open countryside while remaining particularly convenient for nearby towns and transport links. The village and surrounding area offer a good range of local amenities, including respected primary schooling, traditional public houses and everyday facilities, with a wider selection of shops, restaurants and services available in nearby Ashby-de-la-Zouch and Coalville. The location is also well placed for access to the A42 and M1, providing excellent connections throughout the East and West Midlands, while East Midlands Airport is approximately eight miles away. Loughborough, Derby, Leicester and Nottingham are all readily accessible, making Coleorton an appealing choice for those seeking a village lifestyle without sacrificing commuter convenience.

Travel Distances

Ashby-de-la-Zouch – 5 miles
East Midlands Airport – 8 miles
Loughborough – 10 miles
Derby – 14 miles
Leicester – 16 miles
Nottingham – 21 miles
Birmingham – 33 miles



Accommodation Details

From the front entrance, the property opens into a welcoming hallway with stairs rising to the first floor and access into the principal reception accommodation. Positioned to the front of the house, the spacious living room extends to over 20 feet in length and features a distinctive bay window together with a brick fireplace forming the focal point of the room. Double doors lead through into the separate dining room, which is positioned to the rear and enjoys an outlook over the gardens.

The kitchen is fitted with an extensive range of timber-fronted wall and base units, work surfaces and integrated cooking appliances. An adjoining pantry provides useful additional storage, while a further rear hall gives access to a ground-floor WC and separate store.

Stairs rise from the entrance hall to the first-floor landing, which provides access to three bedrooms. Bedrooms one and three are positioned to the front of the property, while bedroom two is located to the rear overlooking the garden. The shower room is fitted with a large enclosed shower and wash basin, with a separate WC completing the first-floor accommodation.





Outside

Moor Farm stands within a particularly generous and established plot extending to approximately 0.31 acres. The gardens surround the property and incorporate mature trees, shrubs, lawned areas and a variety of planted sections, offering considerable space and scope for further landscaping. A driveway provides ample off-road parking and leads to the above average size detached garage/workshop, which is complemented by a substantial adjoining workshop, providing excellent storage, hobby or practical working space.

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.

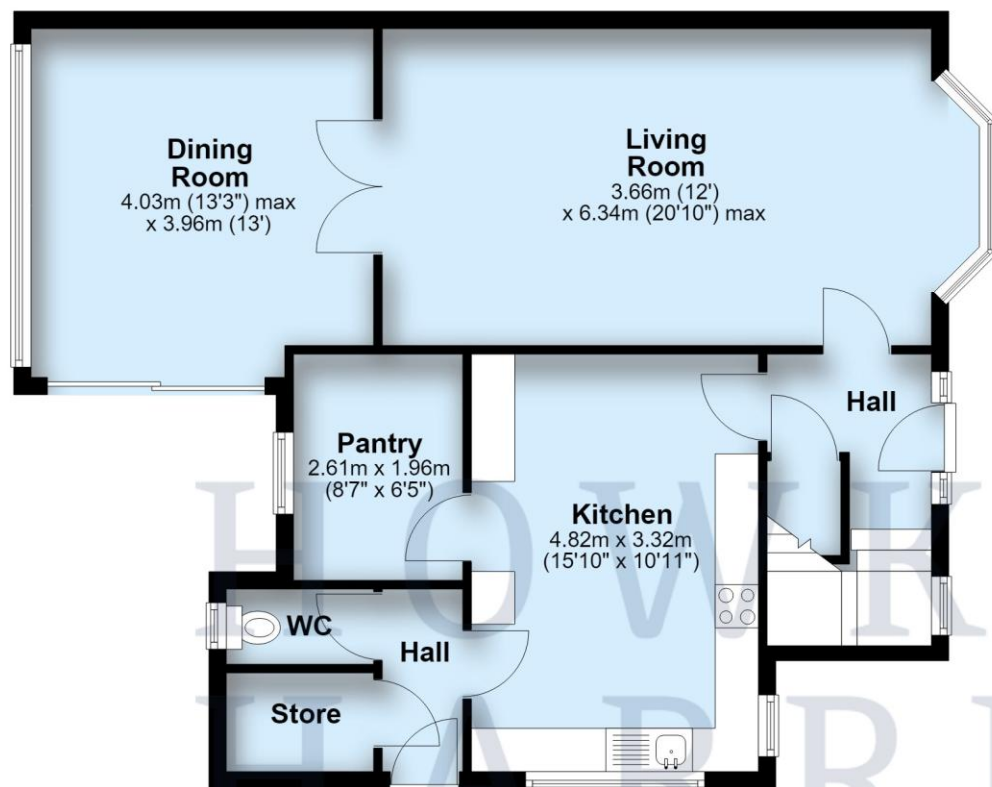
Features

- Detached three-bedroom home in Coleorton
- Generous 0.31-acre established plot
- No upward chain
- Excellent scope to extend, modernise and improve
- Spacious living room with bay window
- Separate dining room overlooking rear garden
- Detached garage with adjoining workshop
- Ample driveway parking and mature gardens
- Sought after village location
- Close to excellent commuter links



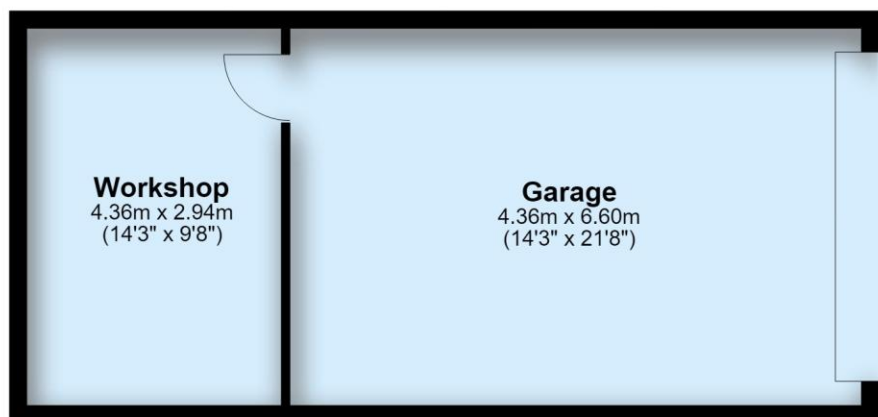
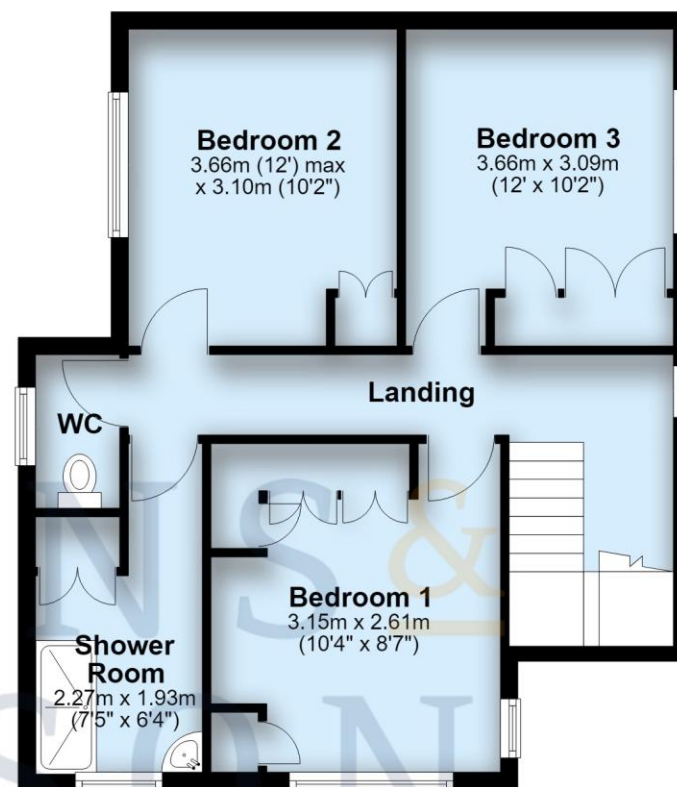
Ground Floor

Approx. 116.5 sq. metres (1254.1 sq. feet)



First Floor

Approx. 56.2 sq. metres (604.6 sq. feet)



Total area: approx. 172.7 sq. metres (1858.7 sq. feet)

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 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 the property benefits from mains water, drainage, and electricity, which are connected to the property. The central heating is oil fired.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - F

**HOWKINS &
HARRISON**

AWAITING EPC



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](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/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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