



Coley Cottage, Coley Lane, Desford, Leicestershire, LE9 9FT

HOWKINS &
HARRISON

Coley Cottage,
Coley Lane, Desford,
Leicestershire, LE9 9FT

Guide Price: £750,000

Set within this idyllic position, this substantial four bedroom country home extending to 2300 sq ft occupies a generous size plot overlooking surrounding woodland and countryside. Externally the property is set within delightful gardens having an adjacent paddock, driveway leading to an integral garage and gated yard area.

An early internal viewing is strongly recommended..

Features

- Split level lounge/sitting room
- Large open plan kitchen/breakfast room/family room
- Separate sun lounge
- Four excellent size bedrooms
- Main bedroom having en-suite facilities
- Bedroom two and three have a Jack and Jill en-suite shower room
- Split level landing/study area
- Delightful lawned gardens
- Adjacent paddock, gated yard



Location

The village of Desford provides a range of local shopping, educational and recreational facilities together with access to local communication networks including the A47 and A46, M1 and M69 motorways. Leicester city centre (8 miles) provides a comprehensive range of facilities including a mainline railway station and the out of town shopping centre at Fosse Park. Further local and regional facilities are available in Hinckley (10 miles), Coventry (22 miles) and Birmingham (47 miles).

London is approximately 106 miles to the south and can be accessed via the M1 or through main line rail services at Leicester and Nuneaton (15 miles) both bring London to within about 90 minutes travelling time.

Atherstone – 16.7miles

Tamworth – 23.0 miles

Hinckley – 12.8 miles

Leicester – 8.6 miles



Accommodation

Entrance porch leading to split level open plan lounge/sitting room, staircase rising to the first floor, dual aspect with double glazed windows to the front and rear elevations with fitted shutter blinds, two attractive fireplaces with solid fuel burner. Access leads through to the rear sun lounge with double glazed windows and French doors opening onto and overlooking the rear garden. A secondary staircase leads to the first floor, door leading off to useful utility room having a range of base units, plumbing for washing machine and door to the cloakroom WC and further door to the integral garage. From the sitting room a door gives access to the large kitchen/breakfast room/family room, the kitchen area having a comprehensive range of eye level and base units with ample preparation surfaces, complimentary tiling and a range of integrated appliances, Rangemaster cooker with extractor hood above, chef island breakfast bar with cupboards below, stone flooring, exposed beams, inset ceiling lighting and access to walk in pantry. There are bi-folding doors to the side elevation and side patio area together with double glazed doors to the rear garden and decked area.





First Floor

From the sitting room staircase rises to the first floor landing. Door leads off to large double aspect master bedroom with double glazed windows to the front and rear elevation, shutter blinds fitted, door to en-suite shower room and two large built in wardrobes. From the main landing, door leading off to the family bathroom with roll top bath, low flush WC, fully tiled shower cubicle and shower screen. there is a further split level landing area currently used as a study. Door to bedroom four, secondary landing having stairway leading to the ground floor, door to bedrooms two and three both having access to a Jack and Jill en-suite shower room. Bedroom two also has double glazed French doors to the rear elevation giving access to a balcony and the rear garden views.

Outside

Externally the property benefits from an Integral double garage and further covered parking area. Gated yard, delightful rear and side lawned gardens, decking area, side paved patio and an adjoining paddock. Stunning countryside views surround the property. Near the adjoining paddock there is an outbuilding in need of refurbishment/re-development ideal for a home office or similar.





Viewing Arrangements

Strictly by prior appointment via the selling agents.
Contact 01827 718021.

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

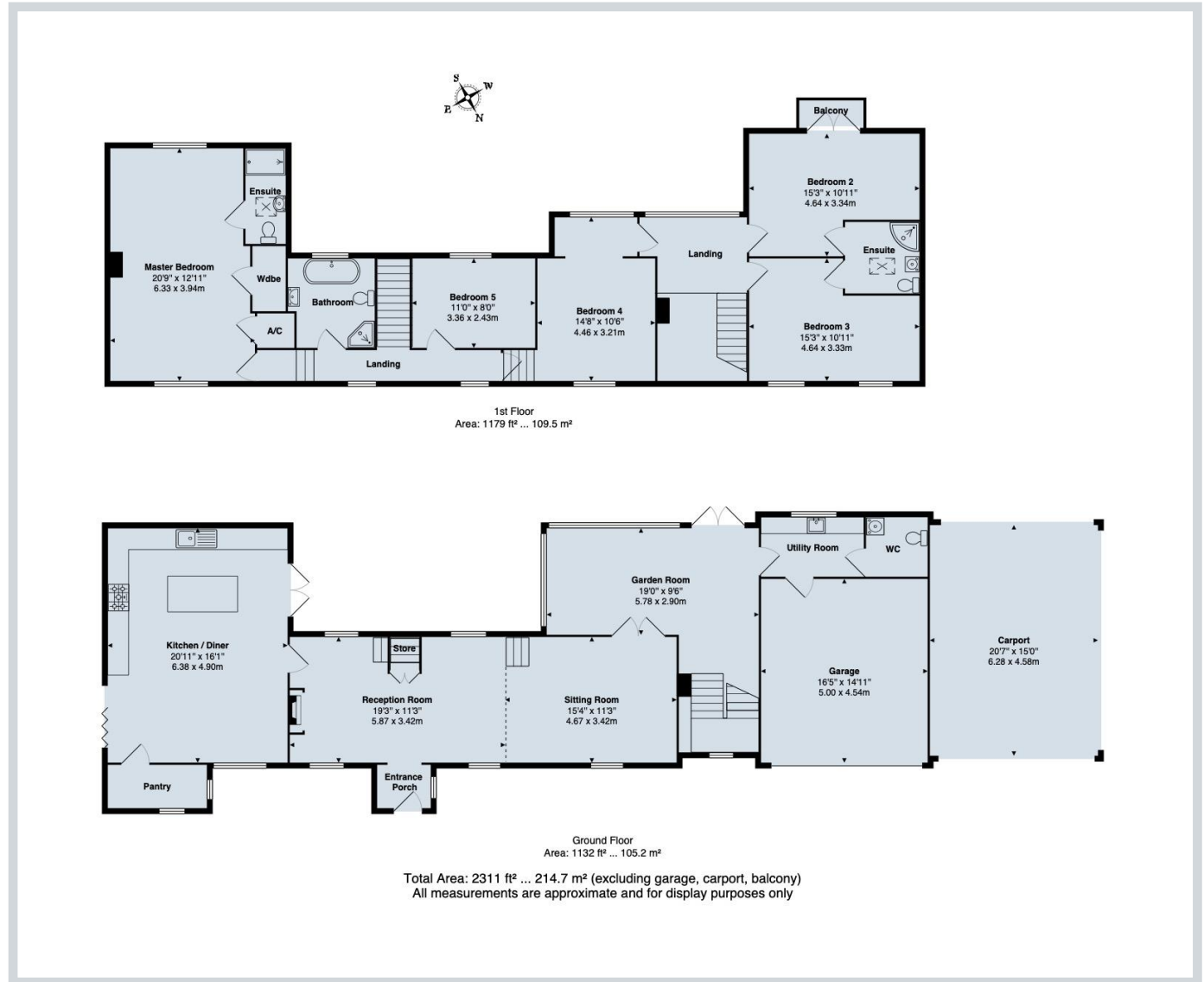
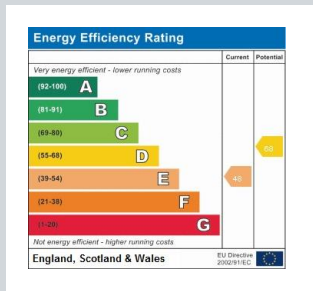
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Hinckley and Bosworth Council - 01455 238141

Council Tax

Band – F



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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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