



Canterbury Lower Moor Road, Coalville, LE67 8FN

£625,000





WAKE UP & SMELL
THE COFFEE



Brief Description

£625,000

Situated on Lower Moor Road in the HIGHLY SOUGHT-AFTER village of Coleorton, this exquisite, detached bungalow is a true gem, offering a blend of LUXURY AND COMFORT. With three spacious double bedrooms and two well-appointed bathrooms, this home is perfect for families, downsizers or those seeking a SERENE RETREAT.

As you enter, you are greeted by a welcoming entrance hall that leads you to the heart of the home: an IMPRESSIVE open plan living kitchen diner. This stunning space features vaulted ceilings and bifold doors that invite an abundance of natural light, creating a bright and inviting atmosphere. The kitchen is a chef's delight, boasting dove grey wooden units, an OAK WORKTOP, and high-end appliances, including a double oven and wine fridge. The dining area seamlessly connects to the living space, which is adorned with oak beams and a STRIKING GLASS rear elevation, offering delightful views of the garden. The separate utility room provides added convenience for managing household chores and offers extra storage for appliances.

The master bedroom is a LUXURIOUS SANCTUARY, complete with an en-suite shower room featuring a STYLISH three-piece suite. The additional two bedrooms are equally inviting, providing comfortable spaces for relaxation. The family bathroom is a MAGNIFICENT five-piece suite, showcasing an oval bath, a double walk-in shower, and elegant finishes that exude sophistication.

Outside, the BEAUTIFULLY LANDSCAPED garden is a true highlight, featuring a porcelain tiled patio, well-maintained borders, and a charming Home Office/Gym, perfect for those who work from home or seek a space for fitness. The garden overlooks PICTURESQUES FIELDS, providing a tranquil backdrop for outdoor entertaining.

The LARGE DRIVEWAY and the single detached garage with a WC and an additional storage room, offers further convenience and style. Located in the highly desirable village of Coleorton, this bungalow is a must-see for anyone seeking a LUXURIOUS LIFESTYLE.

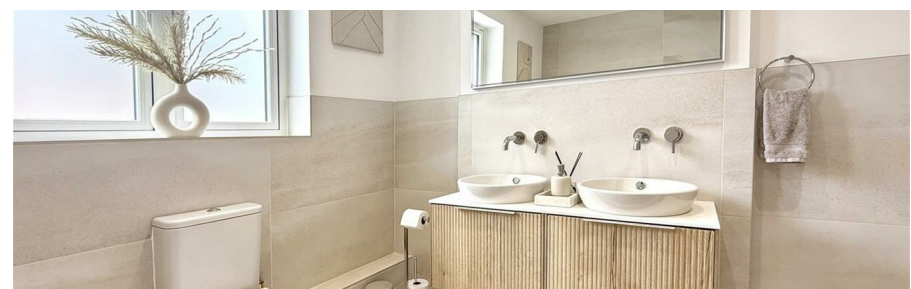


ON THE INSIDE

Entrance Hall	
Master Bedroom	12'3" x 14'0" (3.73m x 4.27m)
En Suite	9'5" x 5'0" (2.87m x 1.52m)
Bedroom 2	11'7" x 13'8" (3.53m x 4.17m)
Bedroom 3	9'7" x 9'7" (2.92m x 2.92m)
Family Bathroom	9'6" x 10'0" (2.90m x 3.05m)
Utility Room	9'6" x 6'6" (2.90m x 1.98m)
Open Plan Kitchen Area	13'8" x 8'4" (4.17m x 2.54m)
Open Plan Dining Area	13'8" x 8'3" (4.17m x 2.51m)
Open Plan Living Area	13'7" x 18'9" (4.14m x 5.72m)



ON THE OUTSIDE	
Front Garden	
Rear Garden	
Driveway	
Outside Gym/Office	12'4" x 7'6" (3.76m x 2.29m)
Single Detached Garage	7'9" x 12'7" (2.36m x 3.84m)
Outside Toilet	6'11" x 3'3" (2.11m x 0.99m)
Storage Room	3'8" x 5'8" (1.12m x 1.73m)



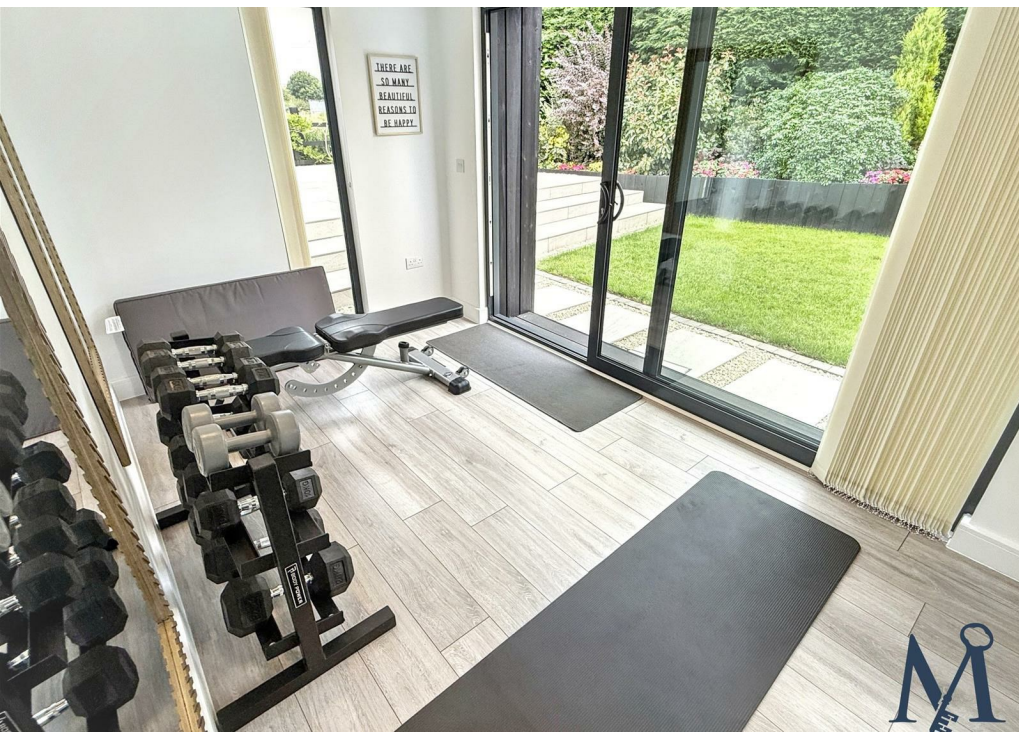
Key Features

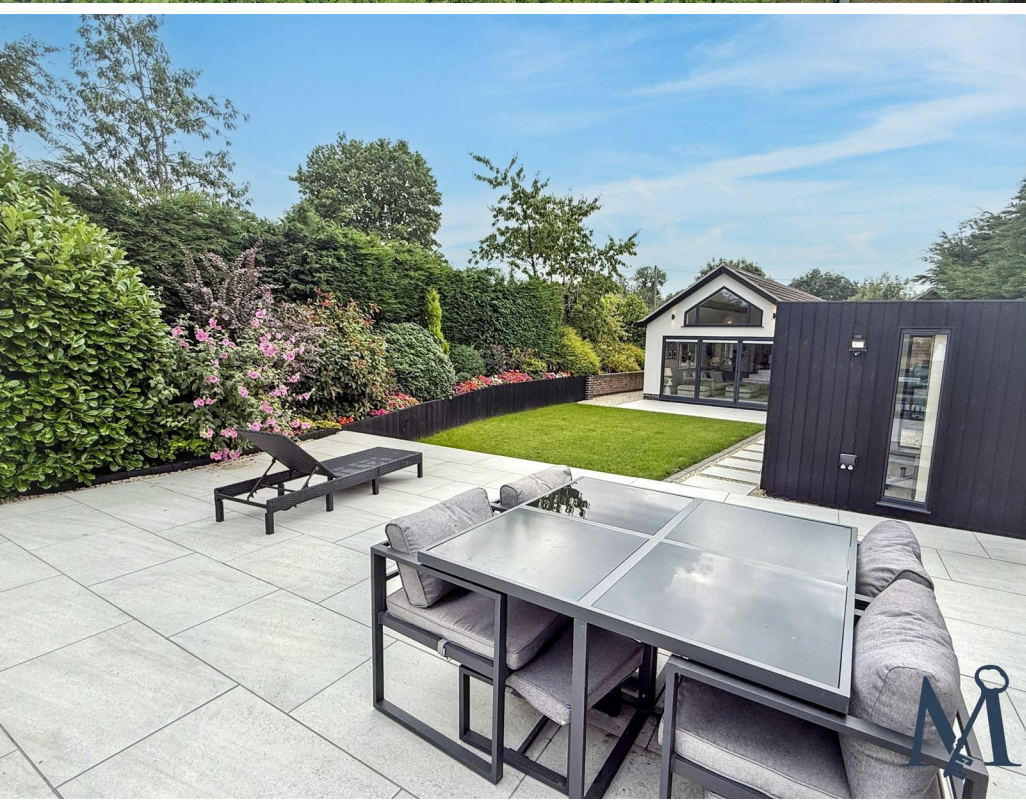
- Three Double Bedrooms
- Incredible Open Plan Living, Kitchen, Diner
- Open Field Views To The Rear
- Parking For Several Vehicles
- Recently Renovated & Extended
- En-Suite To Master Bedroom
- Stunning Five-Piece Family Bathroom
- Outside Home Office/Gym
- Detached Single Garage
- Virtual Property Tour Available





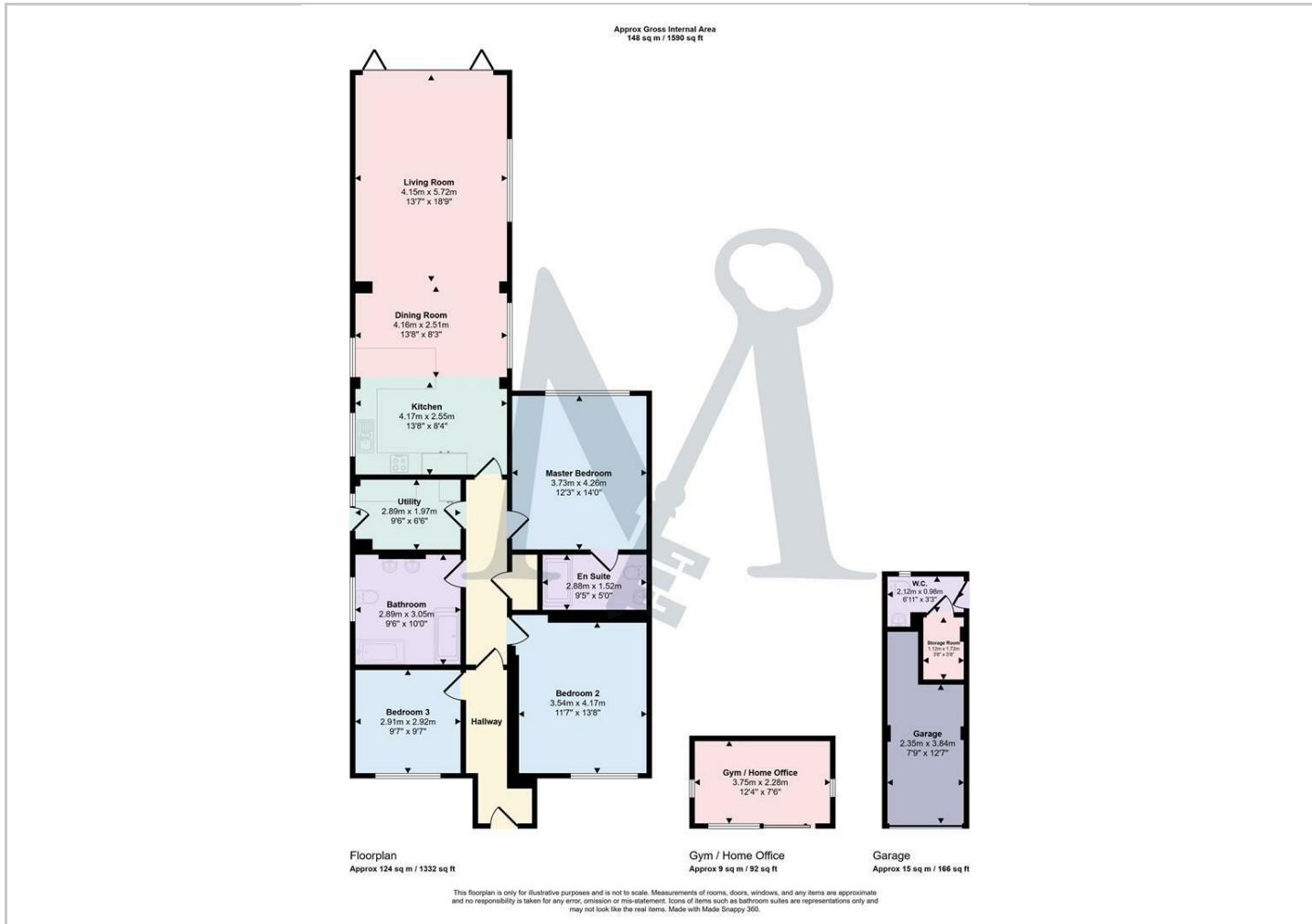








Floor Plans



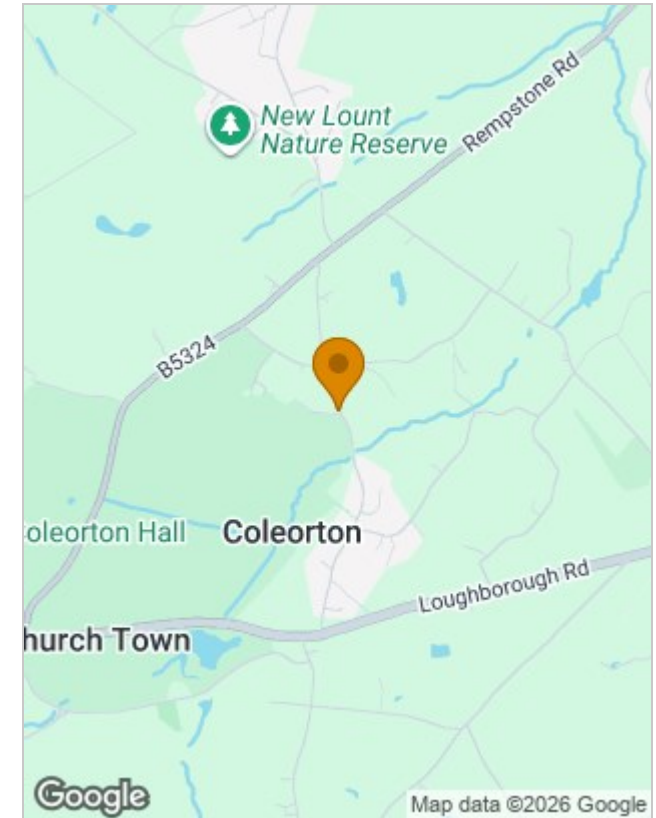
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

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	
		62	78