



1 Shelton Cottage Rempstone Road, Coalville, LE67 8HP

£325,000





Brief Description

Situated within the CHARMING HAMLET of Griffydam on the outskirts of Ashby-de-la-Zouch, this beautifully presented two-bedroom DETACHED COTTAGE with versatile attic room offers a rare opportunity to acquire a characterful home full of charm and individuality.

Believed to date back almost 200 years, the property has been significantly improved by the current owners, including a STUNNING REFITTED KITCHEN, stylish bathroom suites and tasteful décor throughout.

Occupying a picturesque position overlooking neighbouring farmland, the property benefits from secure gated off road parking and BEAUTIFULLY ESTABLISHED PRIVATE GARDENS.

The accommodation briefly comprises a versatile boot room/entrance hall, handy utility room and ground floor WC. At the centre and heart of the home is a superb modern fitted kitchen featuring a range modern light olive units, peninsula breakfast bar, Belfast sink, integrated dishwasher, Bosch oven, AEG induction hob, exposed beams and tiled flooring. Double doors open into the dining room, creating flexible open plan living.

The spacious living room is FULL OF WARMTH AND CHARACTER, featuring a large bow window, exposed beams, oak flooring and an attractive fireplace with charming WOOD BURNING STOVE.

To the first floor are two generous double bedrooms, with the master bedroom benefitting from a luxurious en-suite bathroom complete with clawfoot roll top bath. Bedroom two is served by an impressive four piece shower room with twin wash basins and walk in shower, finished to the highest of standards

To the second floor offers a versatile attic room with Velux window, storage and en-suite shower room add further practicality to this period home.

Externally, the property enjoys a block paved driveway together with landscaped gardens featuring patios, lawned areas, planted borders, mature shrubs and a FEATURE POND.

This beautiful home oozes, style, charm and character in equal measure and is a must see home whilst still available.



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ON THE GROUND FLOOR

Entrance Hall	18'2" x 9'2" (5.56 x 2.8)
Kitchen	13'10" x 11'1" (4.22 x 3.38)
Utility Room	7'4" x 6'5" (2.25 x 1.98)
WC	
Dining Room	8'0" x 11'5" (2.46 x 3.49)
Living Room	18'2" x 13'5" (5.55 x 4.09)

ON THE FIRST FLOOR

Master Bedroom	9'4" x 13'10" (2.85 x 4.22)
En-Suite	6'4" x 10'3" (1.94 x 3.14)
Bedroom 2	
Shower Room	10'11" x 11'0" (3.35 x 3.37)



ON THE SECOND FLOOR

Attic Room

16'11" x 11'10" (5.16 x 3.63)

En-Suite

4'11" x 7'1" (1.52 x 2.18)

ON THE OUTSIDE

Driveway

Rear Garden

Front

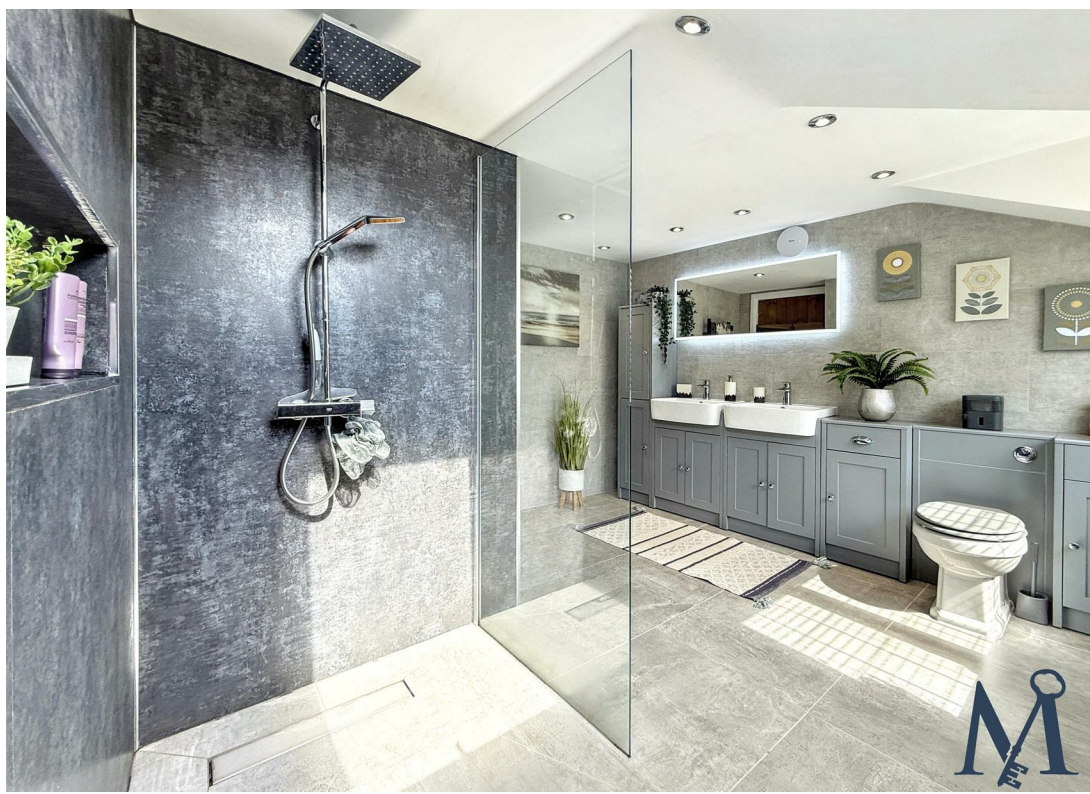
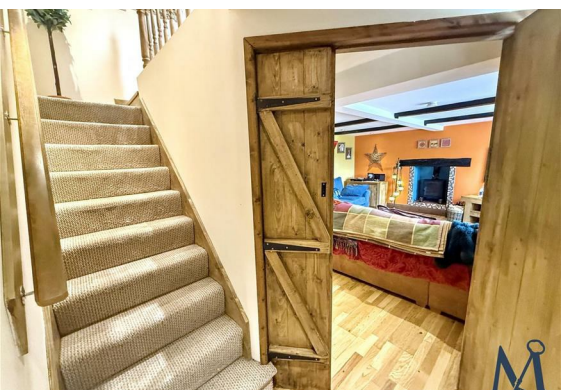


Key Features

- Two Double Bedrooms & Attic Room
- En-Suite Bathroom To Master Bedroom
- Beautiful Modern Fitted Kitchen
- Beautifully Established Gardens
- Stunning Countryside Surroundings
- Second Floor With En-Suite
- Luxurious Four Piece Family Shower Room
- Spacious Living Room
- Secure Off-Road Parking
- Virtual Property Tour Available



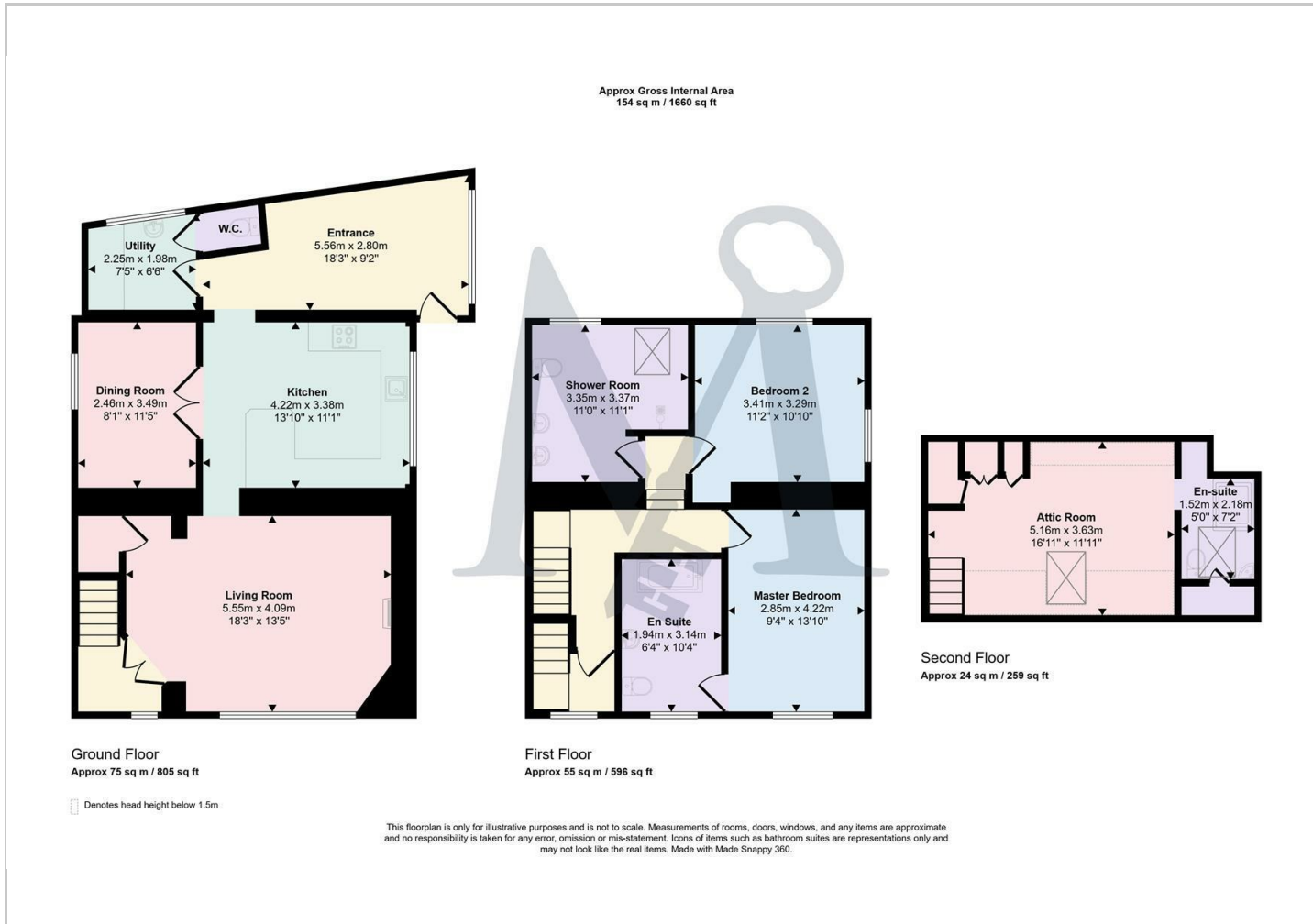




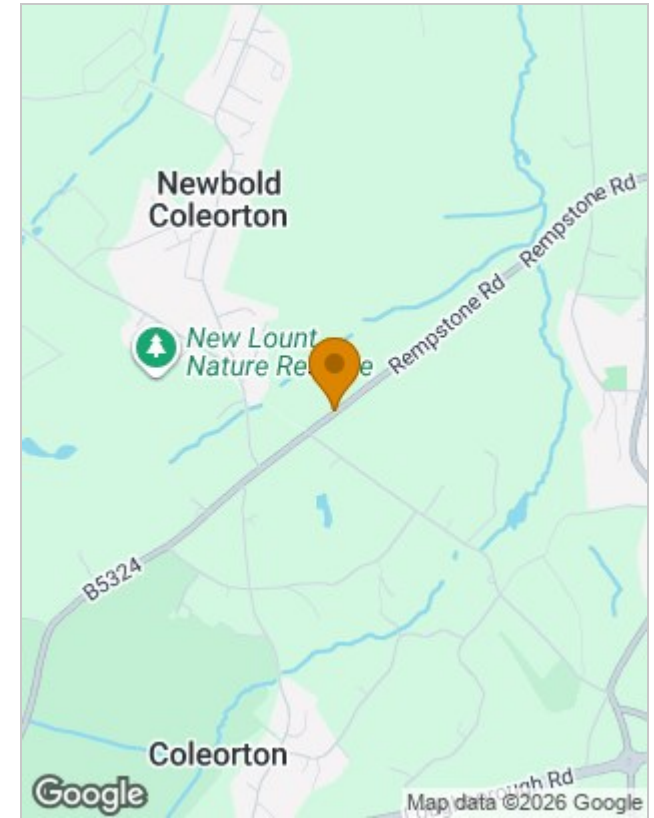




Floor Plans



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	

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.