



Whitehead's
ESTATE AGENTS

NOTTINGHAM ROAD, COLEORTON, LE67 8HN
£675,000





Willow House, is a brand new individual 4 bedroom family home with a striking external design, commanding a slightly elevated position on a prominent corner plot on the junction of Nottingham Road and Anchor lane, enjoying rural views over the surrounding countryside and the Coleorton Valley. Situated betwixt the villages of Griffydam, Coleorton and Peggs Green, the property occupies a most accessible location, perfect for the midlands motorway network with the M42 and M1 close by. Available for end of June completion, the property will enjoy a high specification finish including a highly efficient air source central heating system, UPVC double glazing, bespoke fitted kitchen with integrated appliances and luxury bathrooms with complementary wall and floor tiling. With over 1700 sq ft of living space, you are welcomed by an impressive entrance hall, cloakroom/wc, lounge with a log burner, wonderful open plan living kitchen which will enjoy a comprehensive range of bespoke units with integrated appliances with quartz worktops, bi-fold doors onto the patio and a separate utility room. On the first floor are 4 excellent double bedrooms all with outstanding views with the master bedroom having a luxury en-suite shower room and completing the first floor is the main bathroom with a stylish suite. Externally the gardens will be landscaped with raised beds, patio area and driveway to the detached garage.

Willow House occupies a rural position betwixt the villages of Coleorton, Peggs Green and Griffydam, a most strategic location, quietly tucked away, yet convenient for ease of access into both Ashby de la Zouch (4 Miles) Coalville (3 Miles) & Loughborough (7 Miles), the M42 Junction at Ashby allows swift and easy access to many East & West midlands towns and cities including Tamworth & Birmingham, whilst Nottingham, Derby , Leicester are all with 30 minutes drive. east midlands airport is on the doorstep, together with the scenic National Forest. Griffydam is a thriving village with lots going on and includes a village Primary School and within close proximity to two local pubs.



Total area: approx. 160.0 sq. metres (1721.9 sq. feet)

TENURE The property will be Freehold

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

8 The Pass Courtyard
43 Market Street
Ashby-De-La-Zouch
Leicestershire
LE65 1AG

www.whiteheadsestates.co.uk
01530 353170
info@whiteheadsestates.co.uk

