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16 New Lane
Walton on the Wolds | Leicestershire | LE12 8HY

16 New Lane

A stylishly renovated country home set on the edge of the desirable village of Walton on the Wolds with wonderful far reaching views.

DESCRIPTION

16 New Lane offers a superb opportunity to purchase a recently renovated village home with stylish and first class accommodation arranged over two levels. When viewing the property you instantly appreciate the calibre of accommodation on offer with suitable amounts of 'wow' factor both inside and out.

GROUND FLOOR ACCOMMODATION

To the ground floor a glazed entrance door provides access to a generous entrance hall with herringbone style flooring. The ground floor has the benefit of a stunning and generous open plan living space which has been skilfully designed to provide three defined areas ideal for modern day family occupation. The sitting room area features a delightful bay window overlooking the garden, a high quality stone fire surround and a contemporary log burning stove. The sitting area flows seamlessly into a dining area with stunning stone flooring and French doors providing access to the south west facing terrace. Without doubt the heart to the home is the impressive vaulted kitchen with a bespoke range of wall and base mounted units arranged around a large central island. The kitchen showcases an electric AGA as well as an array of high quality integrated appliances. Located the other side of the entrance hall is a further generous reception room which is currently utilised as a family room/study – this reception room could easily adapt to create an additional bedroom, with plumbing for bathroom facilities readily available. Completing the ground floor accommodation is as stylish guest cloakroom and beautifully appointed utility room.

FIRST FLOOR ACCOMMODATION

A traditional staircase rises to the first floor which offers an impressive and generous main bedroom suite with a full range of bespoke built-in wardrobes and beautifully appointed en suite bathroom. The first floor also offers an additional bedroom suite, which again benefits from useful built in storage and stylish en suite shower room.









OUTSIDE

The property stands on the edge of the village and is approached via an initially shared gravel driveway which in turn provides access to a private driveway providing ample off road parking for numerous vehicles. The gardens are contemporary and stylish in design with large level lawns and various terrace and seating areas benefitting from sunlight at different times throughout the day. An extensive terrace to the side of the property is accessed directly from the living space, showcasing contemporary fencing providing privacy, creating the perfect space for outdoor entertaining. The most beautiful feature of the gardens are the stunning open countryside views over the Leicestershire Wolds. The property also features a further courtyard area to the rear of the property.

PLANNING PERMISSION GRANTED

The property benefits from detailed planning consent granted in November 2023 for a detached double garage with first floor studio. Charnwood Borough Council, planning reference: P/23/1717/2

LOCATION

Walton on the Wolds is a desirable village situated just over 4 miles from the market town of Loughborough. This unspoilt village offers a pub, church and village hall and is ideally placed for fast access to the Loughborough Endowed Schools with excellent local shopping facilities at nearby Barrow upon Soar. The nearby A46 (3.4 miles) provides easy access to Nottingham and Leicester.

TENURE

Freehold.

SERVICES

Gas fired central heating, mains electricity, water and drainage are understood to be connected.

VIEWINGS

Strictly by appointment with Fine & Country Nottingham.

DISTANCES

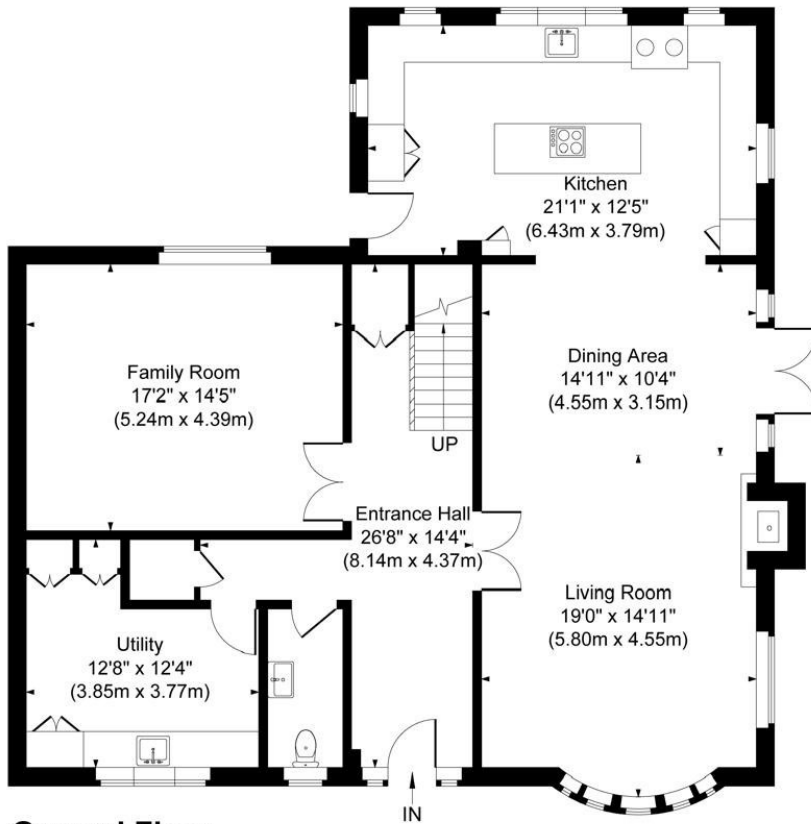
Loughborough 4.6 miles
Leicester 12 miles
Nottingham 15.1 miles
Derby 23.3 miles
Melton Mowbray 11.8 miles
Oakham 22.1 miles
Market Harborough 28.9 miles
M1 (J23) 8 miles
M69/M1 (J21) 17.1 miles

ENERGY PERFORMANCE

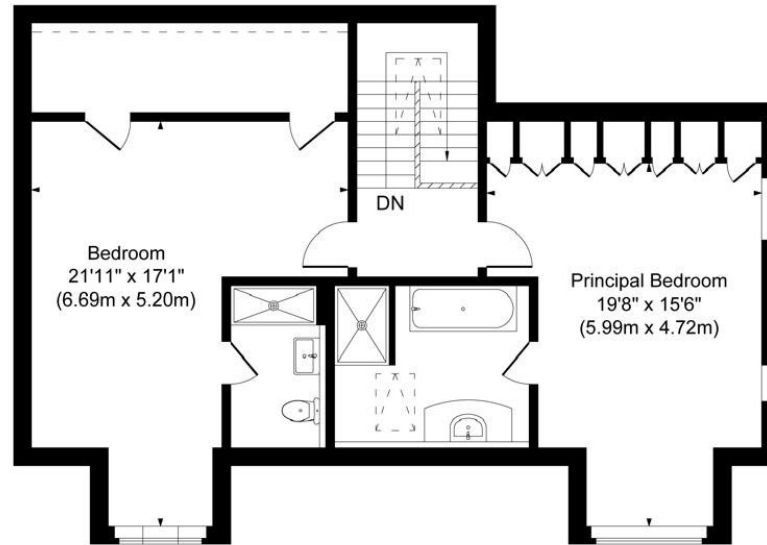
A full copy of the Energy Performance Certificate is available on request.



16 New Lane, Walton on the Wolds
 Approximate Gross Internal Area = 209 sq.m/2,247 sq.ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

JonHolmesPhotography © 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	81
(55-68)	D		
(39-54)	E		
(21-38)	F		



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