



10 Francis Lane,  
Newton Burgoland,  
, LE67 2SD





£525,000

#### GENERAL

A delightful village house which has been extended and re-modelled with considerable style by the present owners. 10 Francis Lane is a superb family home in a beautiful village setting. The accommodation briefly includes on the ground floor an impressive L shaped sitting room with 3 sets of French doors opening onto the garden, a dining room which opens directly into the living kitchen and a home office. On the first floor there is a master bedroom with en-suite and two further bedrooms together with a luxurious family bathroom. The gardens, which wrap around three sides of the property, are a lovely feature. They have been beautifully landscaped with lots of sitting areas which can be accessed from the house and it should be noted that the garden is relatively private.

#### LOCATION

The village of Newton Burgoland is highly desirable set in some of the prettiest Leicestershire countryside located midway between the market towns of Ashby de la Zouch and Market Bosworth. Amenities in the village include a primary school, which was designated as "outstanding" in its last Ofsted report and the renowned Belper Arms. There are some lovely walks in the area and the exclusive health resort of Champney Springs is close by. There are several private schools in the locality including Dixie Grammar in Market Bosworth, Twycross School and Ashby Manor House in Ashby de la Zouch. Newton Burgoland is well located for access to the M42 and M1. Birmingham, Leicester, Nottingham, Derby and East Midlands International Airport are therefore all within easy reach.

#### THE PROPERTY

The accommodation is arranged over two floors as follows. Front door opening into reception hall.



### RECEPTION HALL

With stairs rising to first floor, understairs storage cupboard, central heating radiator.

### SITTING ROOM

22'0" max x 20'0" max

A sensational room with three sets of French doors opening onto the garden. There are two central heating radiators. (L Shaped reducing to 12'1" x 9'8")

### DINING ROOM

12' x 8'9"

With slate tiled floor, central heating radiator and opening directly into the kitchen.

### LIVING KITCHEN

13' x 10'6" 8'9" x 9'7"

There is a comprehensive range of base and wall cabinets including a breakfast bar and central island. The cabinets have painted fronts in "Farrow and Ball Railings Blue" with copper effect brushed handles. Housed in the central island is a four ring electric hob with circular extractor over. There is a double oven and plumbing for a dishwasher, inset one and a half bowl sink and drainer unit. Slate tiled floor.

From the kitchen are doors to the garage and home office.

### CLOAKROOM

Low flush lavatory, plumbing for washing machine.

### HOME OFFICE

14'4" x 7'9"

A lovely light room with French doors to the garden and a vaulted ceiling. Currently used as a home office with a fitted desk and high level storage. There is a slate tiled finish to floor and Belfast sink with cupboard under. Central heating radiator.

### ON THE FIRST FLOOR

Stairs rise from the reception hall to the first floor landing.

### FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms.

### MASTER BEDROOM

15'3" x 12'1"

A charming room with wood effect floor and central heating radiator.

### EN-SUITE

There is a stylish marble wash bowl on stand which gives that touch of luxury, shower enclosure with electric shower, low flush lavatory and ladder style towel rail.

### BEDROOM TWO

13'2" x 7'1"

Used by the current owners as a dressing room. Roof light and central heating radiator.

### BEDROOM THREE

15'7" max x 11'2"

An impressive bedroom where there are two roof lights. Central heating radiator. (First measurement is 13'5" measured to 5' eaves height).

### BATHROOM

A wonderful bathroom with contemporary roll top bath, a pair of triangular wash basins, low flush lavatory and heated towel rail.

### OUTSIDE

A drive from the road leads to the garage.

### GARAGE

18'10" x 11'4"

A really generously sized single garage with steps leading to the kitchen and an electric roller shutter door.

### GARDENS

A gate from the drive opens onto a path leading to the front door. The garden wraps around three sides of the property. There is a lawned front garden and path leading to a patio running along the side of property from which there are French doors opening into the sitting room. The patio is a lovely private sheltered space for relaxing and outdoor dining. A hedge separates the side garden from the main lawn which runs along the back of the property and is flanked by flower borders.

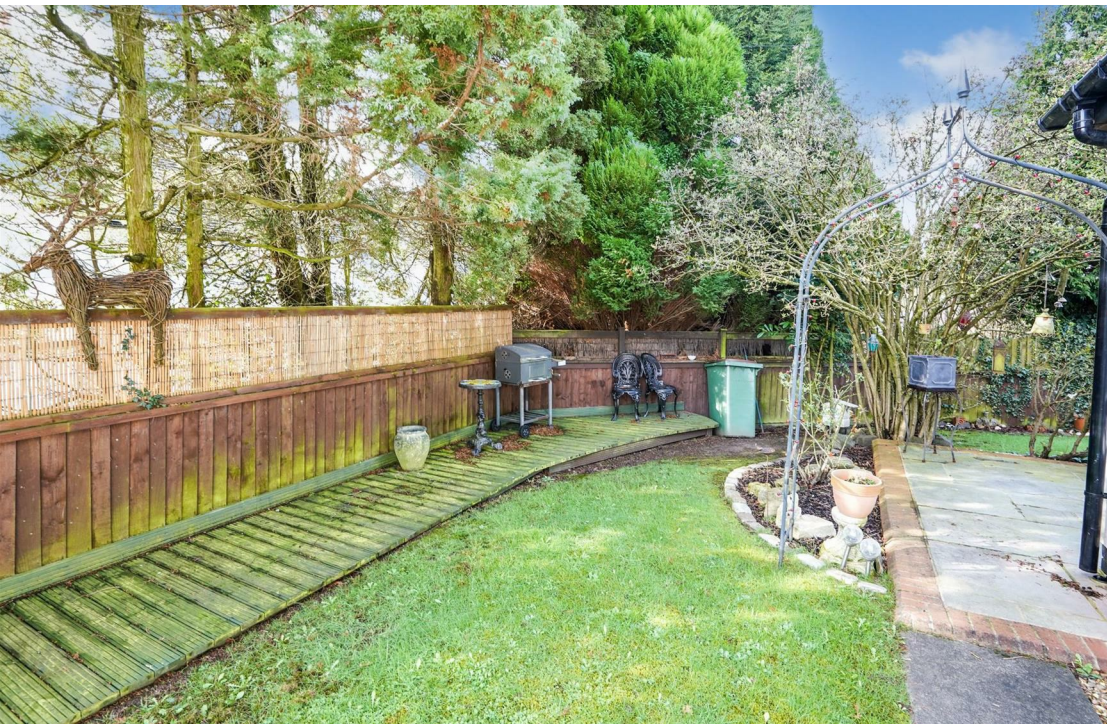
### COUNCIL TAX BAND

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



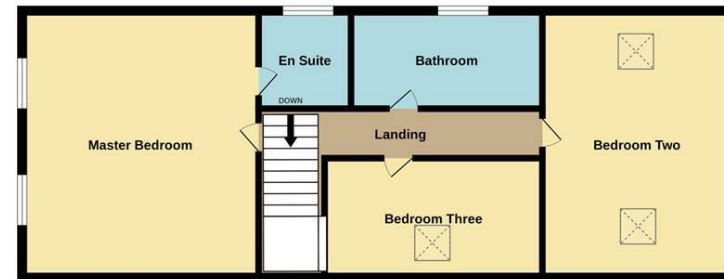




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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