



The Willows The Green,  
Newton Burgoland,  
Coalville, LE67 2SS





£490,000

#### GENERAL

A delightful bungalow in idyllic location overlooking the village green. The Willows is an impressive bungalow which has been much improved over the years. A particular feature is the beautiful landscaped rear garden. The accommodation briefly includes a wonderful extended living kitchen, a delightful sitting room overlooking the front garden, three bedrooms, en-suite and bathroom. To the front, there is a landscaped fore-garden, off street parking and a single garage. There is an air source heat pump and solar panels which substantially reduce running costs.



## 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 BUNGALOW

The accommodation is arranged as follows. Front door opening into entrance porch.

## ENTRANCE PORCH

Tiled floor and door to the Reception Hall.

## RECEPTION HALL

An impressive introduction to the bungalow. There is a multi fuel wood burning stove, cloaks cupboard and central heating radiator. A passage leads to an INNER HALL.

## SITTING ROOM

17'2" x 14'

A delightful room, the principal feature of which is the stone style fireplace with electric fire. There is a bow window, coving to ceiling, uplighters and two central heating radiators.

## LIVING KITCHEN

18'4" x 8'8" 11' x 8'10"

The kitchen has been beautifully extended by the present owners. The kitchen area is fitted with a comprehensive range of base and wall units with granite finished work

surfaces, inset sink and drainer unit, tiled splashbacks and concealed lighting. Appliances include a four ring induction hob with "Neff" extractor over, a "Neff" single oven and integrated dishwasher. The kitchen area opens into the dining area which has a high ceiling with roof lights and sliding door opening onto the gardens. Wood effect flooring and central heating radiator.

## BEDROOM ONE

11' x 10'6"

Overlooking the garden. Central heating radiator.

## EN-SUITE

Double shower enclosure, wash bowl set on vanity unit, low flush lavatory and a ladder style towel rail.

## BEDROOM TWO

13'5" x 10'1"

Overlooking the garden. A good sized double bedroom with dado rail, wardrobes, coving to ceiling and central heating radiator. (It should be noted the first measurement is into the wardrobes (11'2") to wardrobe fronts).

## BEDROOM THREE

10'1" x 6'10"

A third bedroom which would make an ideal home office. With wood effect floor, central heating radiator and coving to ceiling.

## BATHROOM

Suite comprising a panelled bath with mirror behind and electric shower over and screen. Low flush lavatory, pedestal wash hand basin, ladder style towel rail.

## OUTSIDE

To the front of the bungalow, there is a lawn with several well established evergreens, screening the bungalow. A double drive leads to the SINGLE GARAGE. There is a double parking space to the other side of the garage.

## SINGLE GARAGE

18'2" x 9'

With electric roller shutter door. Plumbing for washing machine, door to the garden.

## THE MAIN GARDEN

The main garden is to the rear. Adjoining the bungalow is a large terrace with steps down to the main lawn. There are some lovely heavily stocked flower and herbaceous borders which provide a lot of colour throughout the year. A greenhouse and garden shed are included in the sale.

## SOLAR PANELS & AIR SOURCE HEAT PUMP

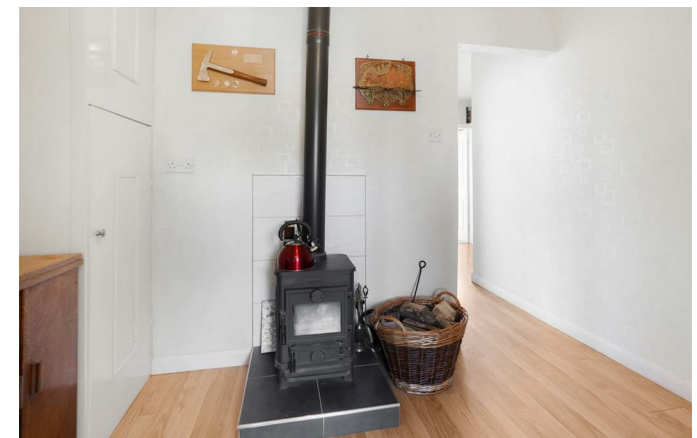
There is an air source heat pump and solar panels. The solar panels, which are owned by the vendor, are subject to a 25 year "Clean Energy Cash Back" agreement running from 2011 with Scottish Power. We understand that last year Solar paid £1657. Payments are index linked to 2036. Last year Air Source paid £762 which runs for 4 more years.

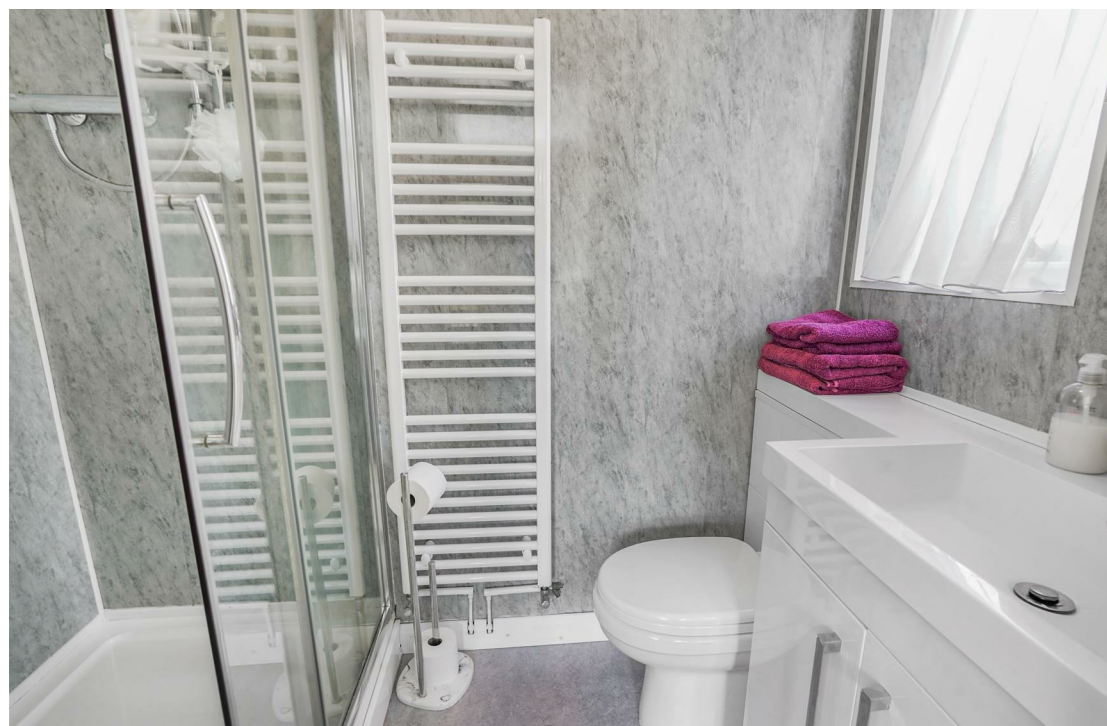
## IMPORTANT NOTICE

There some topiary plants at the front of the property, some of which will be removed by the vendor.

## COUNCIL TAX BAND

NW Leics Council Tax Band D





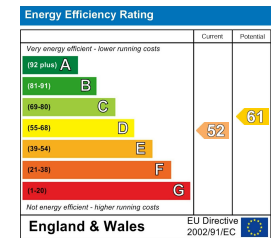




Ground Floor



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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