



Meadow Close

Newton Burgoland



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- Well presented detached family homes
- Five double bedrooms and family bathroom
- Positioned on a quiet cul-de-sac
- Three large reception rooms
- South facing rear garden
- Located in the beautiful village of Newton Burgoland
- Block paved driveway and single garage
- EPC Rating C / Council Tax Band D / Freehold

General Description

Alexanders of Ashby-de-la-Zouch are delighted to offer to the market this attractive, five double bedroom detached family home located in the beautiful village of Newton Burgoland, well-placed for access to the sought-after market towns of Ashby-de-la-Zouch and Market Bosworth.

Set on the outskirts of this popular village, within a quiet cul-de-sac of just four individually designed family homes, the property boasts an elevated position off Main Street with superb countryside views over neighbouring farmland.

The village has an Ofsted 'oustanding' local primary school and The Belper Arms is a well-regarded, traditional country pub.

The Outside

Outside there is a block paved driveway to the front of the property providing off-road parking for two vehicles and leads to a larger than average single garage with electric roll over door.

There are flower beds to the front of this attractive and inviting family home and the rear gardens have been landscaped and enjoy a south-facing aspect, walled to surround with paving and artificial lawn.





Accommodation

With an impressive 1,851 square feet of living accommodation the property is well-presented throughout and has been updated and improved by the current owners since owned.

Set across two floors the accommodation comprises; Large entrance hall giving access to three large reception rooms, including home office, family room and the main sitting room with french doors out onto the garden. Beyond the three reception rooms is a downstairs WC and utility room and access into the superb open plan kitchen/living room, with a range of high gloss eye and base units with integrated appliances to include a four gas burner hob with extractor over, double oven, fridge freezer and dishwasher. The space is large enough to split the room into three zones with the kitchen, dining and living room all in one. There are bifold doors to the rear creating an exceptional entertainment area spilling into the walled garden.

Upstairs, there are five bedrooms all suitable for double beds, and a modern family bathroom with the main bedroom benefiting from a contemporary en-suite shower room.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

Tenure

Freehold.

Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band D.

Services

We are advised that gas (bulk tank), electricity, water and drainage are connected.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







TOTAL FLOOR AREA : 1975 sq.ft. (183.5 sq.m.) approx.

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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Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

