

Alexanders



Nethercote

Newton Burgoland









# Nethercote

## Newton Burgoland

- Faultlessly upgraded detached family home
- Situated in a quiet cul-de-sac in this sought after village
- Impressive three-zoned kitchen, dining, living room
- Dual aspect sitting room with feature fireplace
- Five bedrooms and a family bathroom
- Main bedroom with ensuite shower room
- Beautiful landscaped rear garden with garden room
- Spacious driveway and a single garage
- EPC Rating D / Council Tax Band E / Freehold

### General Description

Alexanders of Ashby-de-la-Zouch offer to the market an exceptional opportunity to purchase in the beautiful village of Newton Burgoland. This stylish five-bedroom family home has been upgraded to an exceptional standard and maintained impeccably by the current owners over recent years.

Set at the bottom of a quiet cul-de-sac, this wonderful family home boasts a double width driveway providing off road parking and front access to a single garage via a recently replaced door.

To the rear of the property expect to find a beautifully landscaped south facing garden with artificial lawn, a decked seating area, further seating terrace with a large timber canopy cover and a tremendous solid wooden built cabin with power, lighting and French doors looking back at the property, ideal for use as a home office or garden room.

### Location

The village of Newton Burgoland offers an outstanding local primary school, is surrounded by rolling countryside, and within easy reach are the revered market towns of Ashby-de-la-Zouch and Market Bosworth.







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## Accommodation Summary

Internally, this beautifully renovated home includes a spacious entrance hall with a set of double doors opening into the large dual aspect sitting room with feature cast iron open fire and French doors out onto the garden.

A second set of double doors leads into the impressive three zoned kitchen, dining and living room which boasts an incredible central island, with inset shaker style units and appliances within the kitchen to include a Rangemaster Oven and hob with extractor over, integrated dishwasher, an integrated fridge and integrated coffee machine.

Further to the ground floor is a large utility room, WC and useful storage cupboard in the entrance hall. Upstairs, there are five bedrooms and a family bathroom. The main bedroom benefits from a new contemporary three-piece ensuite shower room.

## Viewings

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

## Tenure

Freehold.

## Services

We are advised that mains electricity, water, and drainage are connected. The property is serviced by electric heating.

## Local Authority

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

## 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

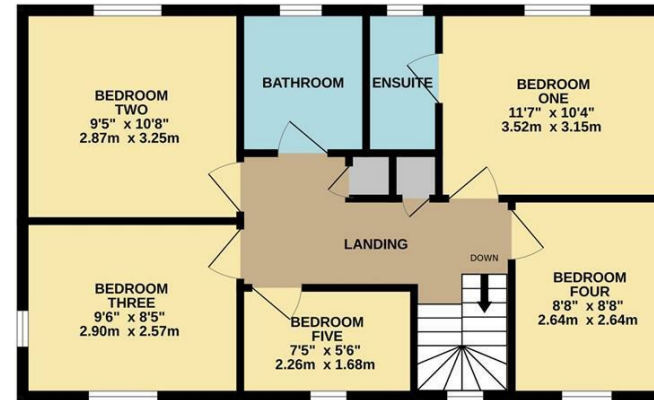
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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











TOTAL FLOOR AREA : 1546 sq.ft. (143.6 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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Viewing by appointment only

**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.



