

Alexanders



Henry Dane Way
Newbold Coleorton



Henry Dane Way

Newbold Coleorton

- Impressive detached family home
- Constructed by Messrs Hayward Exclusive Homes
- Set within private enclave
- Newly fitted kitchen / breakfast room
- Three reception rooms
- Four double bedrooms, three bathrooms
- Block paved driveway with double garage
- Landscaped gardens
- Council Tax Band F/ EPC D (63) / Freehold

General description

Alexanders Ashby are favoured to market this most impressive four bedroom detached family home set on a private plot with wrap around landscaped gardens, a block paved driveway and double integral garage with electric door.

Location

The property is positioned in a private enclave as part of a small development of executive detached homes constructed by Messrs 'Hayward Exclusive Homes' in the village of Newbold Coleorton. The village is within catchment for the sought after 'Ashby School', and boasts fantastic commuter links to Ashby, Loughborough, Leicester, Nottingham and Birmingham.



Accommodation Summary

The property affords oil fired central heating, fully alarmed and double glazing throughout, with 1808sq ft of internal floor area laid across two floors to comprise in brief; Vaulted entrance hall with oak stair case, dining room, formal sitting room with wood burning stove and French doors into the garden, further study, WC and finally the impressive kitchen / breakfast room fitted in 2023 with central breakfast island, shaker units and quartz worktops American fridge freezer, range cooker and integrated appliances to include, dishwasher and wine fridge. Within the double garage there is utility space and plumbing for washing machine and tumble dryer. Upstairs are four double bedrooms, and a family bathroom. The main bedroom suite and bedroom two boasts en suite facilities.

The property is positioned in an enclave with no passing traffic with a block paved drive to the front giving off road parking for multiple vehicles. The formal gardens are tiered and laid to a mixture of lawns, raised mature sleeper flower beds, seating terraces and garden shed.

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 Oil central heating.

Local Authority

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

Measurements

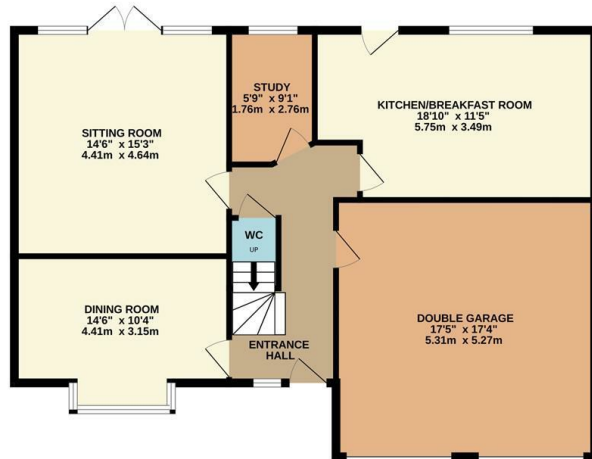
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

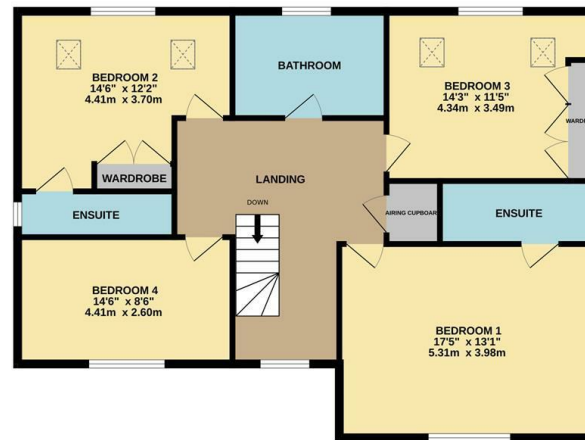
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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



GROUND FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



1ST FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



TOTAL FLOOR AREA: 2044 sq.ft. (189.9 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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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.



Viewing by appointment only

Alexanders

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