

SUPERIOR HOMES

ROYSTON & LUND



RL

5 School Lane

| LE67 8PF

Offers In The Region Of £650,000

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* NO CHAIN *

Discover a stunning modern bungalow nestled on School Lane in Newbold Coleorton. This remarkable property showcases a sleek and contemporary design, with an emphasis on bringing in an abundance of natural light. The interior is bathed in sunlight, thanks to expansive windows that offer captivating views of the picturesque local countryside. This stunning bungalow seamlessly blends modern aesthetics with the tranquillity of its natural surroundings, making it a true masterpiece of architectural innovation.

Upon entering through the large glass door you are greeted with a wonderful light hallway that seamlessly opens up into a social kitchen area with a shaded open courtyard off the other side. The kitchen features a range of integrated appliances that are stylishly hidden behind stainless steel units and benefits from a double oven, fridge/freezer, dishwasher, hob, extractor fan and Quooker Tape and Cube, as well as allowing access to a shower room. There is a separate utility room with an integral washing machine.

Towards the front of the property there is the principle bedroom adjacent to a four piece bathroom consisting of a free standing bath, shower, WC and wash basin and there is a dressing room with fitted wardrobes that could be potentially used as a fourth bedroom. Towards the rear there are two further well proportioned double bedrooms and an L-shaped lounge diner that wraps around the property and enjoys stunning views over the local countryside.

The property is approached via electronically controlled gates with voice intercom system and allows access to a generous driveway with a detached garage. Towards the rear of the property there is a garden with a patio that runs the full width of the property, lawn, mature shrubs and fenced boundaries.

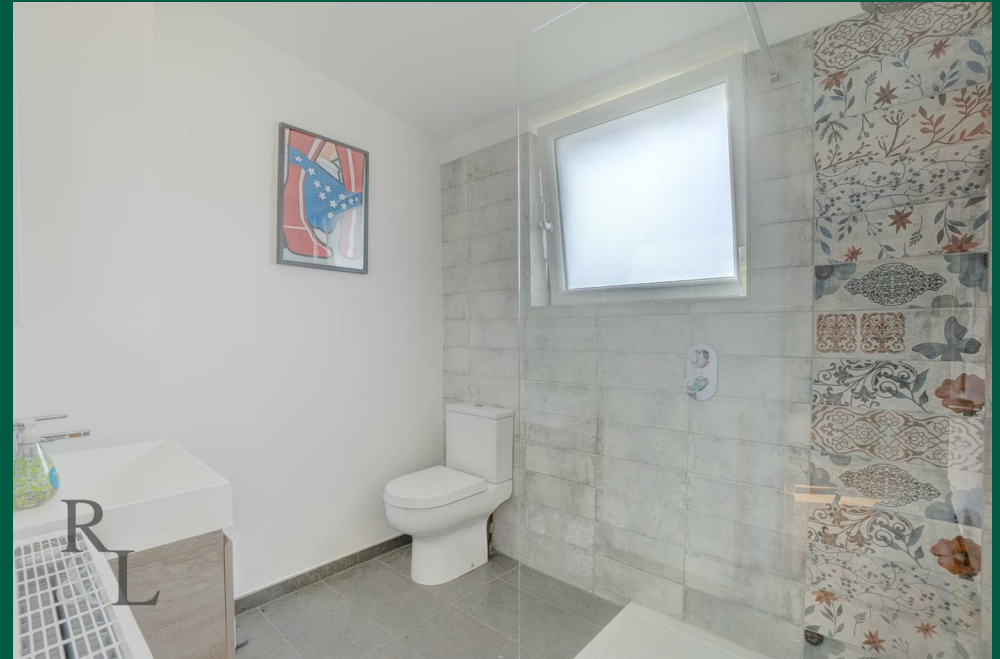




- Offers in the Region of £650,000
- Unique Detached Bungalow - Three/Four Bedroom
- Stunning Countryside Views
- Electric Gated Driveway with a Detached Garage
- Intercom Entry System
- Sleek Modern Property in the Countryside
- Spacious Lounge Diner with Feature Log Burner
- NO CHAIN
- EPC Rating D - Freehold
- Council Tax Band F











Newbold Coleorton is a village located in Leicestershire, England, known for its rich history, picturesque surroundings, and charming character. This quaint village is situated in the heart of the National Forest, offering residents and visitors a peaceful and idyllic setting.



Historically, Newbold Coleorton has roots dating back to medieval times, with several historical buildings and landmarks that reflect its heritage. One of the notable attractions is Coleorton Hall, a stately home that dates back to the 17th century and is surrounded by beautiful parkland.

The village is known for its strong sense of community, with various local events and activities that bring residents together. It provides a tranquil and rural lifestyle while being within easy reach of larger towns and cities for essential amenities and services.



Nature enthusiasts will appreciate the natural beauty of the National Forest, which offers ample opportunities for outdoor activities such as hiking, cycling, and wildlife observation. Newbold Coleorton's location within this forested area makes it an ideal destination for those seeking a peaceful retreat in the English countryside.

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 179.3 sq. metres (1929.6 sq. feet)



Ground floor
Approx. 179.3 sq. metres (1929.6 sq. feet)

Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Not environmentally friendly - higher CO ₂ emissions	Not energy efficient - higher running costs
(1-20)	(1-20)
(21-38)	(21-38)
(39-54)	(39-54)
(55-68)	(55-68)
(69-80)	(69-80)
(81-91)	(81-91)
(92 plus)	(92 plus)
Very environmentally friendly - lower CO ₂ emissions	Very energy efficient - lower running costs
Current	Potential
	55
	67

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	England & Wales
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	
(21-38)	
(39-54)	
(55-68)	
(69-80)	
(81-91)	
(92 plus)	
Very environmentally friendly - lower CO ₂ emissions	
Current	Potential

EPC

