

SUPERIOR HOMES

ROYSTON & LUND



21 School Lane

Newbold Coleorton | LE67 8PF

Guide Price £650,000

Guide Price Range £650,000 - £685,000 * SOLD WITH NO UPWARD CHAIN*

Royston & Lund are pleased to offer this property located on the charming School Lane in Newbold Coleorton. This impressive, extensively extended detached family home offers a tranquil countryside setting with stunning views stretching to Charnwood Forest. Boasting a generous 1,700 sq ft of living space, this property features four spacious double bedrooms and one single bedroom, ideal for a growing family.

The property comprises two reception rooms; a dining room with a front facing bay window and a spacious lounge to the rear which provides access into the rear garden. With a well-maintained bathroom and a detached layout, this home offers both comfort and privacy.

Situated on a generous plot to the front and rear, this residence provides plenty of outdoor space for children to play or for hosting summer gatherings. Additionally, the driveway area can accommodate up to 5-6 vehicles which leads to a convenient double garage which ensures convenience for homeowners and visitors.

Perfectly positioned in a village location, this property benefits from the convenience of having a primary school opposite, making it an ideal choice for families with young children. Its location offers convenient access to the nearby towns of Coalville and Ashby-de-la-Zouch which provide further amenities with local shops, pubs, cafes and restaurants.





- Guide Price Range £650,000 - £685,000 NO UPWARD CHAIN
- Extended Detached Family Home In Newbold Coleorton
- Quaint Village Location
- Four Double Bedrooms + One Single
- Two Reception Rooms
- Stunning Countryside Views
- Large Driveway Leading To A Double Garage
- Within Close Proximity Of Ashby-de-la-Zouch
- Freehold - EPC Rating D
- Council Tax Band D









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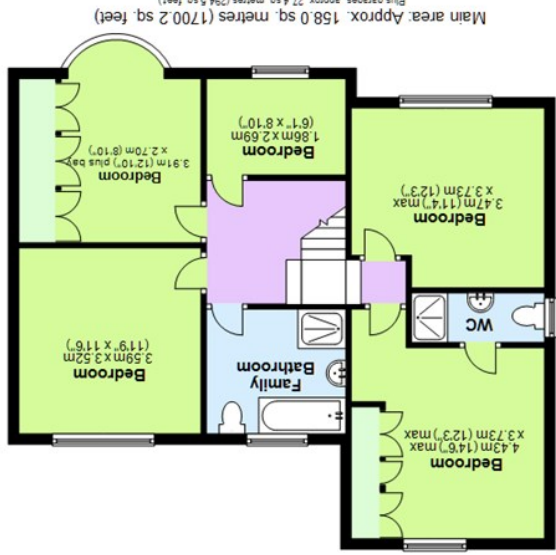
Newbold Coleorton is a quaint and historic village situated in Leicestershire, near the town of Coalville. This charming village is nestled within the picturesque landscape of the National Forest, providing residents and visitors with beautiful natural surroundings and abundant greenery.

The village is noted for its heritage, with several buildings and landmarks reflecting its rich past, including the historic St. John the Baptist Church. Newbold Coleorton has a close-knit community atmosphere, where local events and activities play a central role in village life. The area's history is deeply intertwined with the coal mining industry, which has shaped its development over the years. Despite its rural setting, Newbold Coleorton benefits from good transport links, offering convenient access to larger towns and cities in the region.

The village offers a peaceful retreat with a strong sense of community, making it an appealing place to live and visit.

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.

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Plan produced using PlanIt.



Energy Efficiency Rating	
England & Wales EU Directive 2002/91/EC Not environmentally friendly - higher CO2 emissions	
Current	Potential
Very environmentally friendly - lower CO2 emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	
Not environmentally friendly - higher CO2 emissions (1-20) G (21-38) F (39-54) E (55-68) D (69-80) C (81-91) B (92 plus) A	
Current	Potential
59	74

Environmental Impact (CO ₂) Rating	
England & Wales EU Directive 2002/91/EC Not environmentally friendly - higher CO2 emissions	
Current	Potential
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