



20 Brickworks Lane

| LE67 8AQ | Guide Price £450,000

ROYSTON
& LUND

- Guide Price Of £450,000 to £475,000
- Views Over Stunning Open Countryside
- Downstairs WC, Family Bathroom And En Suite
- Off Road Parking and A Garage
- EPC Rating B
- Four Bedroom Detached Family Home
- Kitchen/Diner With Integrated Appliances
- South East Facing Rear Garden
- Council Tax Band E
- Freehold





Guide Price Of £450,000 to £475,000

Royston & Lund are delighted to bring to the market this beautifully presented four bedroom detached family home in the sought after village of Newbold Coleorton, situated in a quiet cul-de-sac with stunning open countryside views.

Entering the property through a large hall offering access to all the ground floor rooms. The large kitchen/diner is fitted with modern floor and wall units and has a large central island with a fitted induction hob. Further integrated appliances include an oven fridge, freezer and dishwasher. Bi-Fold doors open out onto the south east facing garden. There are two further windows; one to the side the other to the front of the property. There is a door to the utility area where there is a further door to the garden. There is a good sized lounge with bi-fold doors to the garden and window to the side. A dual aspect study completes the ground floor along with a WC. The entire downstairs benefits from underfloor heating, adding comfort and efficiency throughout the ground floor living space.

On the first floor the spacious landing gives access to four double bedrooms; two to the front of the property and two to the rear. The main bedroom benefits from a three piece en-suite shower room. There is a family bathroom and a storage cupboard on the landing.

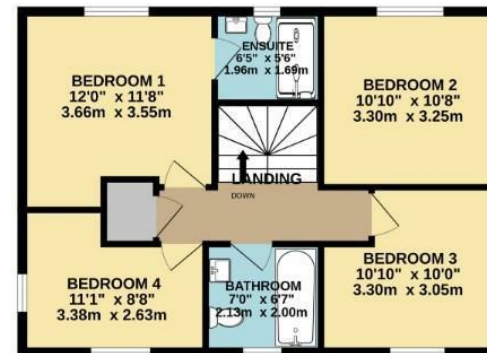
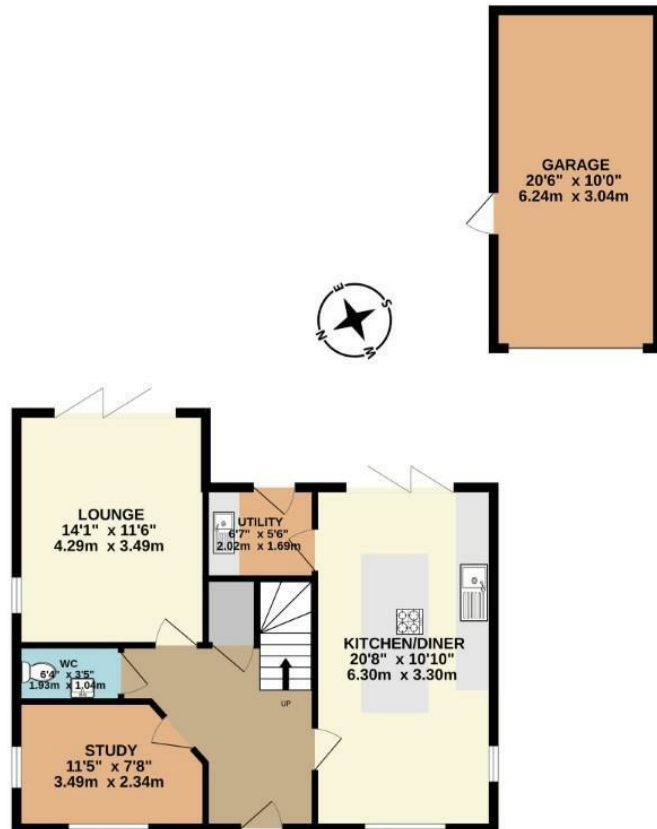
The private rear garden is south east facing and offers privacy all around by a walled boundary and is mainly laid to lawn with a large patio area ideal for entertaining. There is a detached single garage and parking for 2 or more vehicles.

To appreciate this property a viewing is highly recommended.



GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.

1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 1450 sq.ft. (134.7 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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EPC

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 84 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions | | |

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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