



Main Street
Newtown Linford



Alexanders

Main Street

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- Re-furbished and extended farmhouse
- Private location with stunning views
- Grade II listed, circa 1.29 acres
- Five spacious bedrooms, three bathrooms
- Four stunning reception rooms, impressive living/kitchen
- Gated driveway, large double garage
- Fitness studio/annex
- 3057 sq/ft - 284 sq/mtrs
- EPC Rating Listed / Council Tax Band G/ Freehold

Agents Note

A stunning home, must be viewed, the private position cannot be appreciated from a drive by.

The thatch was done 2011 with approx a 40 year lifespan.

Location

Newtown Linford is a highly desirable Charnwood Forest village well served with local amenities, including a primary school, shops, popular public houses and church and is best known for its association with Bradgate Park, which was once the home of Lady Jane Grey, Queen of England for only nine days. The park is open to the public and provides extensive scenic walks to local landmarks such as Old John a hilltop folly and a riverside walk towards Cropston reservoir. The village is particularly convenient for the M1 at nearby Markfield and fast access to Leicester and Loughborough.





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Accommodation Summary

Entrance porch, cloakroom, reception hall, family room, drawing room, living/kitchen, snug, utility, annex/bedroom five, en-suite, four bedrooms on the first floor, en-suite to master, family bathroom.

External: gated driveway, large, detached garage with electric door, circa 1.29-acre plot, stone terrace across the rear, outdoor kitchen/bar, BBQ area, seating area home office/fitness studio.

Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please contact the #Ateam on (01664) 896 332 or visit alexanders-estates.com.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band G.

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.





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Total area: approx. 240.3 sq. metres (2587.0 sq. feet)



Viewing by appointment only

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21 Market Place
Melton Mowbray
LE13 1XD

Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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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.



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