



12 Willow Woods Close, Newbold Coleorton, LE67 8AR

£440,000

A beautifully presented 3 bedroom, 2 bathroom detached Bungalow located in the picturesque surroundings of Newbold Coleorton. Tucked away on a quiet cul-de-sac this property is available For Sale with NO UPWARD CHAIN.

Upon entering, you are greeted with high end finishes. The entrance hallway benefits from underfloor heating with high quality herringbone flooring which continues throughout the whole property and a useful storage cupboard. Further in you can enjoy the open plan kitchen / living area benefitting from a range of high quality appliances skylight window. The kitchen leads into the spacious yet cosy living space complimented with bi-fold doors leading to the landscaped garden.

The property boasts three spacious bedrooms, one with a high quality en-suite benefitting from a walk in shower with rainfall head and a 5 piece family bathroom suite including a free-standing bath, WC, his and hers sink and a double walk in shower with rainfall shower heads built into the ceiling. You also have a garage with power and electric door, driveway space for 3 vehicles and an EV vehicle charger. The property has an annual management fee of £500pa.

Do not miss this exquisite property, call us today to book a viewing and make this house your home!

PROPERTY



A beautifully presented 3 bedroom, 2 bathroom detached Bungalow located in the picturesque surroundings of Newbold Coleorton. Tucked away on a quiet cul-de-sac this property is available For Sale with NO UPWARD CHAIN.

PLEASE NOTE

All windows have been upgraded to include integral blinds.

The vendors have also asked us to advise that they have the driveway being finished with tarmac which is due to be complete before May 31st 2025.

HALLWAY 10'3" x 14'11" (3.14 x 4.56)



Entrance via composite door, complemented with Herringbone flooring and underfloor heating.

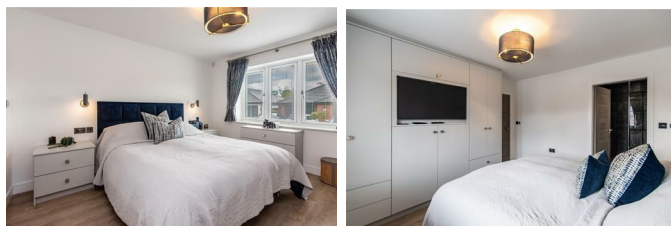
KITCHEN/DINER/LIVING SPACE 30'5" x 11'7" (9.29 x 3.54)



Open plan Kitchen/Dining/Living Space with Herringbone Flooring and underfloor heating

throughout. The Kitchen benefits from integrated Washing Machine, Dishwasher and Fridge Freezer. The 5 Ring induction Neff hob, Overhead Extractor Fan, Neff Single "slide and hide" Electric Oven, Neff Microwave, Wine cooler and Build In Pantry show that no expense has been spared on this high quality kitchen. The feature island is complimented with skylight window and bi-fold doors to the garden. The living space has a contemporary wooden divider, providing a cosy feel in such an open plan and modern space.

MASTER BEDROOM 12'8" x 9'3" (3.88 x 2.82)



With the continued Herringbone flooring and underfloor heating, this spacious bedroom benefits from a window to the front elevation, built in wardrobes and drawers and an En-Suite bathroom.

EN-SUITE 4'7" x 7'7" (1.40 x 2.33)



Modern walk in rainfall and handheld shower head, window to side elevation, vanity sink, heated towel rail with tiled walls and floor throughout.

BEDROOM 2 10'3" x 14'11" (3.14 x 4.56)



With the continued Herringbone flooring and

underfloor heating, double bedroom window to the front elevation.

FAMILY BATHROOM 7'7" x 8'10" (2.32 x 2.70)



Modern 5 piece family bathroom suite including a free-standing bath, WC, his and hers sink and a double walk in shower with rainfall shower heads built into the ceiling and heated towel rail.

BEDROOM 3/HOME OFFICE 7'11" x 10'3" (2.42 x 3.13)



With the continued Herringbone flooring and underfloor heating, double bedroom window to the front elevation.

GARDEN



Stepping outside the landscaped garden this offers a tranquil retreat complimented by a pond with waterfall, sleek porcelain tiles and beautifully laid lawn. Y

OUTSIDE



Having access to driveway with multiple parking spaces, EV charging point and garage with electric door.

MONEY LAUNDERING REGULATIONS

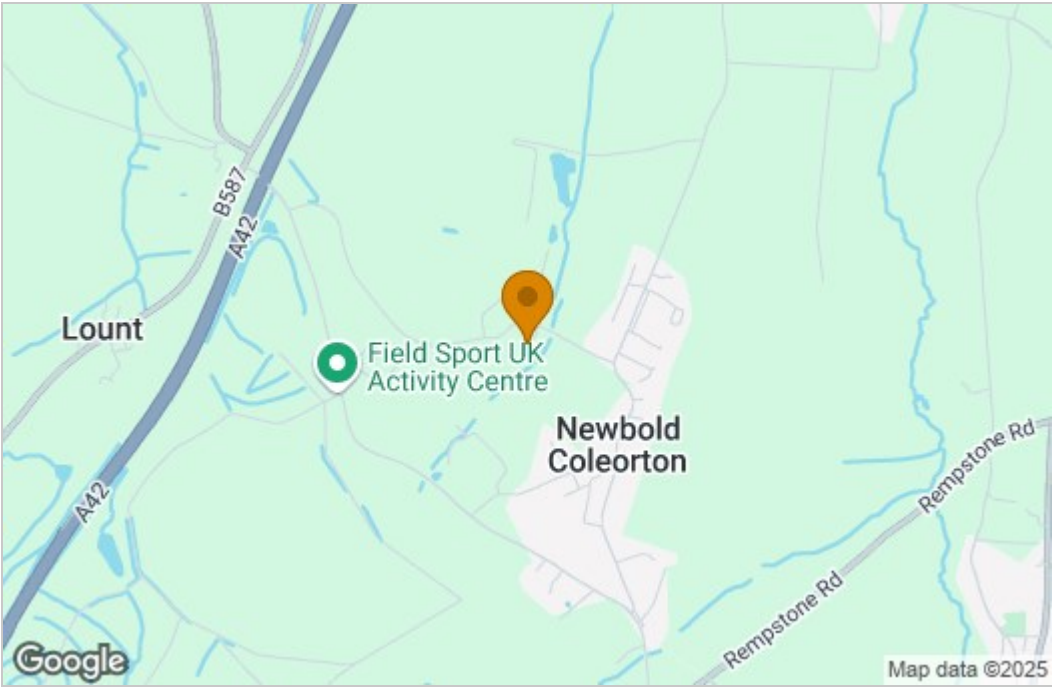
MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

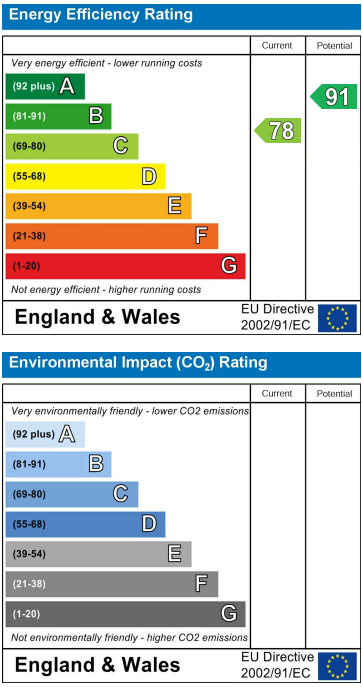
Floor Plan



Area Map



Energy Efficiency Graph



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.