



The Hollies, 10 Henry Dane Way, Newbold Coleorton, Leicestershire, LE67 8PP

HOWKINS &
HARRISON

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Newbold Coleorton,
Leicestershire, LE67 8PP

OIEO: £550,000

Set within a quiet cul de sac and in the heart of the popular village of Newbold Coleorton. This four-bedroom detached family home offered for sale with no upward chain, has an abundance of internal living accommodation. Across the ground floor you will find three reception rooms as well as a beautifully presented newly fitted breakfast kitchen and to the first floor there are four double bedrooms and three bathrooms. Externally there is ample off road parking, an integral double garage and a private, non-overlooked, landscaped rear garden.

Features

- Sought after village location
- Detached family home
- Abundance of living space throughout
- Four generous size bedrooms
- Two bedrooms having en-suite shower rooms.
- Quiet, end of cul de sac position
- Three ground floor reception rooms
- Ample off-road parking and double garage
- No upward chain



Location

Newbold Coleorton is a highly desirable large hamlet in the parish of Worthington, Leicestershire. Services including a primary school and the well known Cross Keys public house. It is situated in the North West Leicestershire district, approximately midway between the towns of Ashby-de-la-Zouch and Whitwick.

Lying close to the A42 dual carriageway with excellent road links to both the M1 motorway corridor (with East Midland conurbations beyond) and west to Birmingham. The rolling hills of North West Leicestershire and the adjoining villages of Peggs Green,, Coleorton, and Griffydam offer excellent countryside with National Forest Plantations linked by public footpaths, public houses and nearby amenities and facilities.



Accommodation Details - Ground Floor

Through the traditional doorway the property opens up into an impressive entrance hall with vaulted ceiling, door to cloakroom WC and doors leading off to all of the ground floor living accommodation including access into the integral garage. Overlooking the front elevation is the first of the three reception rooms, having a feature bay window this could be used as a formal dining room or children playroom. Moving down the corridor and overlooking the gardens is a large reception lounge and home office/study. There is also an immaculately presented newly fitted breakfast kitchen with ample storage in the form of wall and floor mounted units, a chef island/breakfast bar, a range of integrated appliances including wine cooler and door opening directly onto the garden and paved patio.

First Floor

The staircase rises from the vaulted entrance onto the large first floor landing with doors leading off to all four generous size bedrooms and the family bathroom. Bedroom one is a sizeable double bedroom with its own en-suite shower room. Bedroom two follows suit also having access to a three-piece shower en-suite and bedrooms three and four are also double in size, both serviced by a well-proportioned four-piece family bathroom.





Outside

Externally the property offers ample off road parking in the form of a block paved parking apron, in addition there is a double garage with electrically operated up and over doors, ideal for further parking or the perfect space for storage. A gate to the side leads round to the tiered, landscaped rear gardens with a patio seating and turfed lawn with surrounding borders.



A super family home located in a desirable village location.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

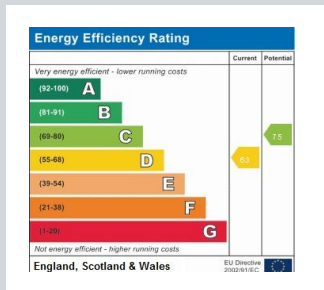
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - F



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Very care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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