



55, Worthington Lane, Newbold Coleorton, Leicestershire, LE67 8PJ

HOWKINS &
HARRISON

55, Worthington Lane,
Newbold Coleorton,
Leicestershire, LE67 8PJ

Guide Price: £230,000

A well-presented end terraced home set within this popular village, ready to move straight into and ideal for first time buyers or as a buy-to-let investment.

With accommodation totalling over 750sqft the updated interiors include a cosy bay-fronted lounge with wood burner, a smart kitchen/diner, and the practical bonus of a utility and ground floor WC. Upstairs, there are two comfortable bedrooms and a modern shower room, all finished in a fresh, neutral style.

Outside, a generous gravelled driveway provides ample off-road parking, while the long rear garden offers excellent outdoor space with patio lawn and detached workshop/mancave, backing towards open green outlooks.



Location

The property is located in the desirable village of Newbold Verdon, a well-connected and sought after community in the Hinckley and Bosworth district of Leicestershire. The village offers a peaceful, semi-rural setting while remaining close to major road networks linking into the wider East Midlands region. Newbold Verdon provides a good range of local amenities including shops, a post office, public houses, a village hall and sports facilities, together with open green spaces and countryside walks nearby. Schooling within the village includes Newbold Verdon Primary School with further well-regarded secondary options available in nearby Market Bosworth and Hinckley.

Features

- Attractive end terrace in central village setting
- Bay-fronted lounge with feature log-burning stove
- Contemporary kitchen with ample dining space
- Separate utility room and ground floor WC
- Two well-proportioned bedrooms with modern décor
- Smart first-floor shower room
- Spacious gravel driveway providing ample parking
- Long enclosed rear garden with sunny aspect



Accommodation Details – Ground Floor

The front door opens into a small hallway with staircase rising to the first floor. A door leads into the lounge, a cosy bay-fronted room with alcove cabinetry and a feature wood burning stove set within a brick surround. Beneath the staircase, a useful under-stairs store is accessed directly from the lounge. An opening continues into the kitchen/diner, fitted with modern units, integrated oven and hob, and space for a dining table. From here, a door opens into an inner hallway a utility room, providing additional appliance space and storage, separate WC and an external door gives access to the side path.

First Floor

On the first floor, the landing serves two bedrooms and a shower room. Bedroom one sits to the front with a wide window and fitted wardrobes, while bedroom two lies to the rear with views over the garden. The shower room includes a corner enclosure, WC and wash hand basin.

Outside

Outside, a wide gravel driveway provides ample off-road parking. Gated side access leads to the rear garden, arranged with a paved patio, level lawn and fenced boundaries, with space for seating and garden storage. At the bottom is a detached workshop/man cave. The garden enjoys a pleasant open outlook beyond the rear boundary, creating a lovely sense of space and privacy.



Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 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. We are advised that the property benefits from main water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

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

Council Tax Band – Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	44 E	
21-38	F		
1-20	G		

Howkins & Harrison

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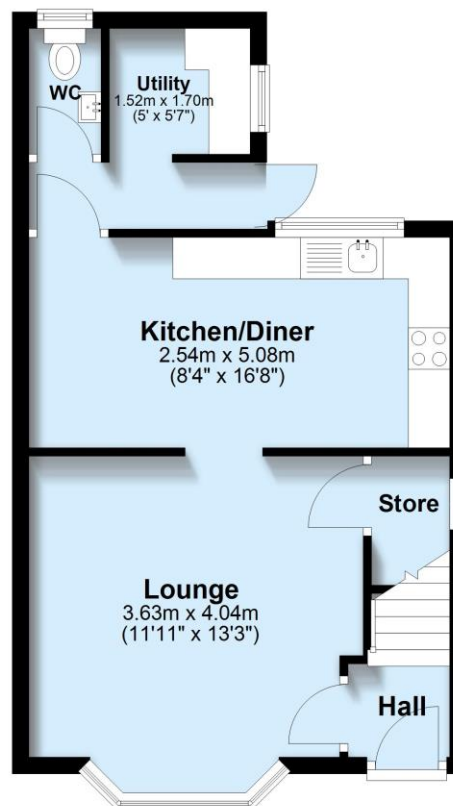
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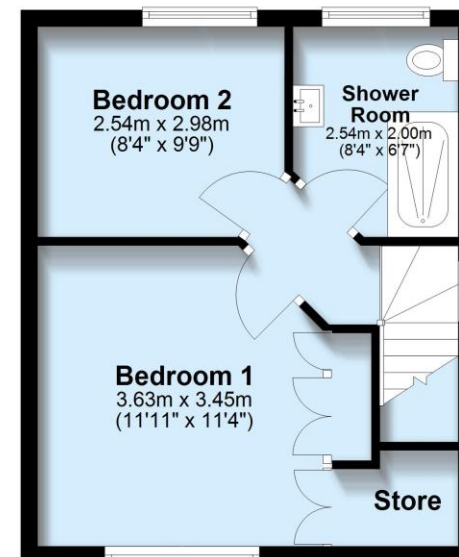
Ground Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



First Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



Total area: approx. 70.8 sq. metres (761.7 sq. feet)

Every 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.