



15 Nethercote, Newton Burgoland, Leicestershire, LE67 2ST

**HOWKINS &
HARRISON**
INCORPORATING ANDREW JOHNSON

15 Nethercote,
Newton Burgoland,
Leicestershire, LE67 2ST

Asking Price: £450,000

Located in this popular Leicestershire village, ideal for commuting and local amenities, a modernised four bedroom detached family home with attached double garage, off street parking and landscaped gardens.

Features

- Deceptive family home
- Four double bedrooms
- Wardrobes fitted to all bedrooms
- Dual aspect sitting room
- Dining kitchen, separate study
- Off street parking
- Private landscaped rear garden
- Desirable corner plot position
- Popular village location
- Countryside views



Location

Located in the heart of Newton Burgoland. A highly desirable village location close to the the National Forest. Services including Primary School and the well known Belper Arms. Local shopping facilities are available in the market towns of Ashby de la Zouch (6 miles) and Market Bosworth (5 miles) providing a range of specialist shops and restaurants. Communications to the Midlands Motorway Network are easy with M42 (J11), 4 miles distant. Nottingham, Leicester and Birmingham are all within easy reach as are both East Midlands and Birmingham International Airports.



Accommodation Details - Ground Floor

A traditional entrance canopy with half opaque door leads into the entrance hallway which has Karndean flooring, cloakroom storage and staircase rising to the first floor. Enjoying a dual aspect with windows to the front elevation and French doors onto a private west facing landscaped rear garden is the sitting room, the focal point of which is a contemporary log burner. Also overlooking the rear elevation is the dining kitchen featuring oak style units set in a horseshoe configuration with integrated appliances, Corian work surfaces areas, matching island unit and Karndean flooring, again enjoying views to the rear with both windows and French doors leading onto the west facing garden. The entrance hall then leads

through to a separate study which overlooks the front elevation, ground floor WC and useful utility room with connecting door to the side elevation.

First Floor

From the landing doors lead to all four bedrooms and the family bathroom. The principal bedroom has a window to the rear elevation enjoying the garden views and beyond to open farmland and is fitted with a range of built in floor to ceiling wardrobes and gives access to the fully tiled en-suite shower room with underfloor heating. All three further bedrooms will accept double beds and all have fitted furniture. Finally there is a fully tiled re-fitted shower room with large walk in shower with underfloor heating.

Outside

Located at the head of this private cul de sac, the property has a brick framed tarmac driveway, providing parking for numerous vehicles and leads to the attached double garage which has a personnel door to the rear.

The gardens are a particular feature, the rear garden having been landscaped to provide a generous block brick framed and paved patio with central water feature, leading onto shaped lawns with mature borders, enjoying a high degree of privacy. A further section then leads to the rear where there is access to the garage and space for garden shed or similar.

Viewing

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

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

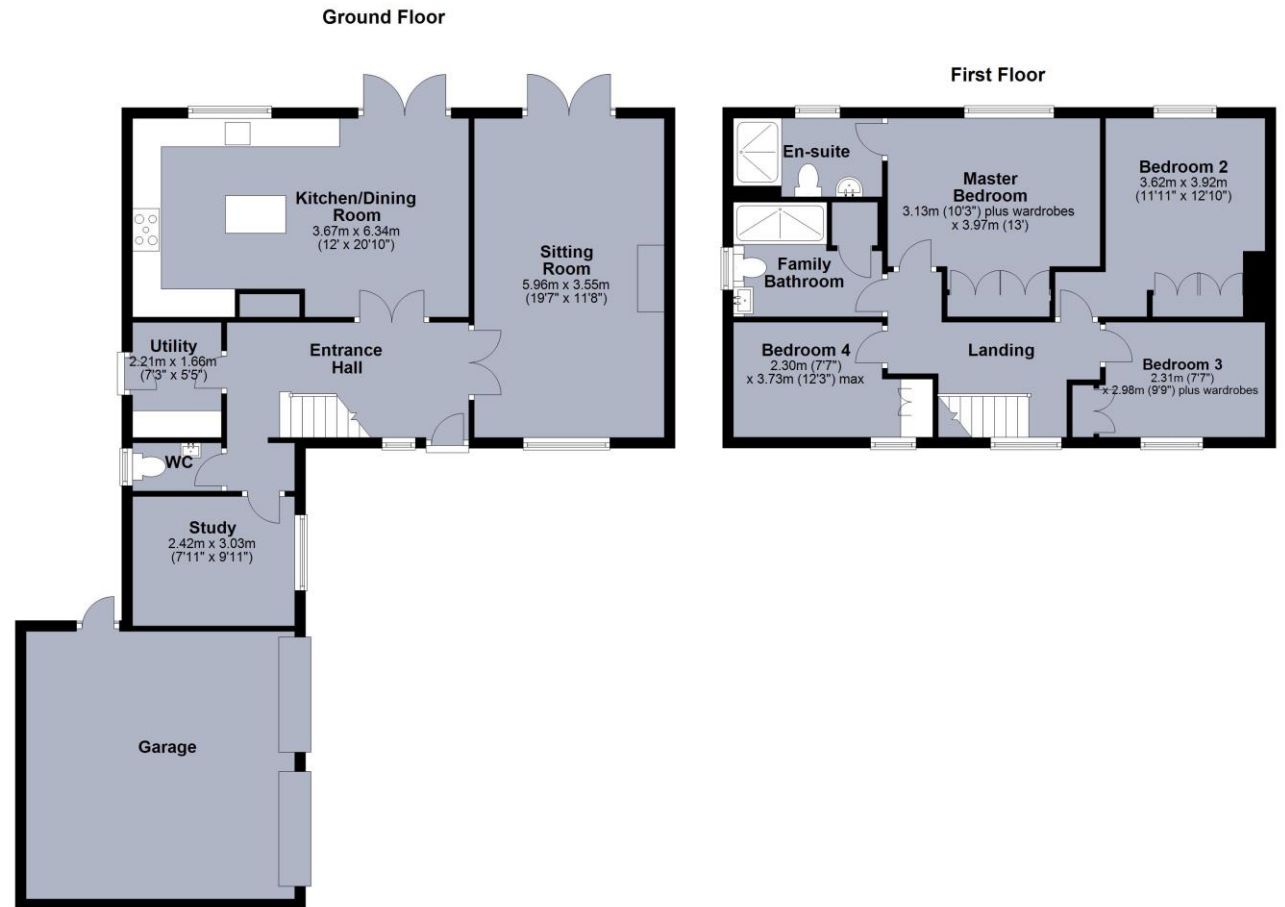
North West Leicestershire District Council - 01530 454545

Energy Rating

Band - E

**HOWKINS &
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AWAITING EPC



Howkins & Harrison

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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.



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