



Sinclair

11 School Lane, Newbold Coleorton, Coalville, Leicestershire, LE67 8PF

£625,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Extended Detached Home
- Family Bathroom & En-suite Bathroom
- 19'7" Breakfast Kitchen
- Countryside Field Views
- Council Tax Band*: D
- Four Bedrooms
- Three Reception Rooms
- Large Private Rear Garden
- Deatched Double Garage
- Price: £625,000

Overview

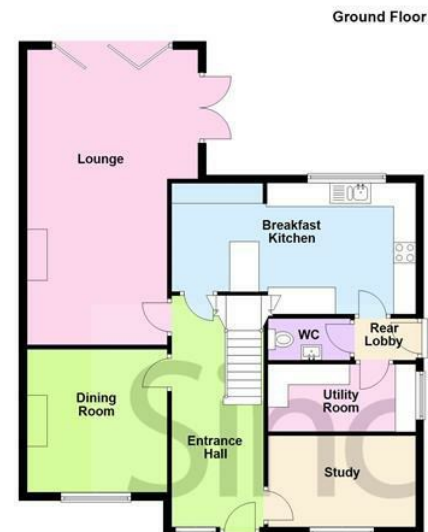
**** SUPERB COUNTRYSIDE FIELD VIEWS **** This ONE OF A KIND EXTENDED FOUR BEDROOM DETACHED FAMILY HOME situated within the popular village of Newbold Coleorton comes to the market offering a detached DOUBLE GARAGE, EN-SUITE BATHROOM AND FANTASTIC PRIVATE REAR GARDEN TO SAY THE LEAST. In brief, the property comprises an inviting entrance hall, study, dining room, extended lounge, breakfast kitchen which in turn gives way to the utility room and ground floor w.c. Stairs rising to the first floor gives way to four good sized bedrooms, modern family bathroom and four piece en-suite bathroom. Externally, the property enjoys an ample frontage to accommodate off road parking for multiple vehicles, double detached garage and superb private rear garden with far reaching field views to rear. **EARLY VIEWINGS COME HIGHLY ADVISED IN ORDER TO AVOID DISAPPOINTMENT. EPC RATING AWAITED.**

Location**

Newbold Coleorton is a hamlet in the parish of Worthington, Leicestershire. The village has a C of E primary school, Cross Keys local pub, two village parks, Wellie Deli coffee shop/community dog friendly hub and home to a significant landmark of the once working Newbold Brickworks Chimney. Newbold was a mining village which closed in 1968 and now replaced by 'New Lount Nature Reserve' which is a 48 acre site within the National Forest featuring The New Lount Colliery Heritage Trail which officially opened in May 2017. It is a very pleasant place for a leisurely walk amongst the wildlife and large ponds. Nearest Airport: East Midlands (7.2 miles). Nearest Train Station: Loughborough (11.3 miles). Nearest Town/City: Ashby-de-la-Zouch (3.9 miles). Nearest Motorway Access: M1 (J23) A/M42 (J13).



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



11 School Lane, Newbold Coleorton, Coalville, Leicestershire, LE67 8PF

Sinclair

Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a composite front door with inset opaque double glazed panel and having an adjacent uPVC double glazed window whilst comprising ceramic tiled flooring, dado rail, radiator, coving, wall lighting, solid oak internal doors throughout and having open balustrade staircase rising to the first floor.

Study

11'9" x 7'4" (3.58m x 2.24m)

Enjoying uPVC double glazed window to front with fitted shutter blinds and radiator.

Dining Room

11'4" x 11'6" (3.45m x 3.51m)

Enjoying a uPVC double glazed window to front with fitted shutter blinds, dado rail, picture rail, radiator, feature fireplace with electric fire upon a granite effect surround and hearth and also benefitting from timber effect laminate flooring.

Extended Lounge

11'3" (widening to 13'9") x 23'8" (3.43m (widening to 4.19m) x 7.21m)

Having dado rail, feature brick fireplace with ceramic tiled hearth and wall panelling above, two radiators, part vaulted ceiling with inset down lights, uPVC double glazed French doors to side and further uPVC bi-fold doors accessing the private rear garden.

Breakfast Kitchen

19'7" x 10'6" (narrowing to 7'0") (5.97m x 3.20m (narrowing to 2.13m))

Inclusive of the attractive range of base and wall units with under cupboard lighting, butcher block work surfaces, breakfast bar peninsular, one-and-a-half bowl porcelain sink and drainer unit with swan neck mixer tap, four ring induction hob with splash screen and extractor hood over, eye level double oven/grill, decorative tiled splash backs, space and plumbing for appliances and engineered timber flooring. The kitchen also features a full length brick fireplace with beam and feature log burner, inset plinth heater, led plinth lighting and uPVC double glazed window to rear enjoying field views.

Rear Lobby

Benefitting from continued flooring from the breakfast kitchen and having uPVC double glazed door with inset opaque double glazed panel accessing the outside and in turn granting access to the utility room and ground floor w.c.

Ground Floor W.C.

Having continued flooring from the rear lobby and comprising low level push button w.c, wall mounted wash hand basin, tiled splashbacks and extractor fan.

Utility Room

11'9" x 5'5" (3.58m x 1.65m)

Having a range of wall and base units with rolled edge work surfaces, tiled splash backs, space and plumbing for multiple appliances, continued flooring from the rear lobby and uPVC double glazed window to side.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to the entire first floor accommodation and comprising dado rail and loft hatch via a pull down ladder and being part boarded with light.

Bedroom One

11'9" (max) x 14'0" (3.58m (max) x 4.27m)

Enjoying uPVC double glazed windows to rear which enjoys superb field views, radiator, a range of three fitted double wardrobes with matching dressing unit and inset down lights.

En-Suite Bathroom

12'0" (narrowing to 5'1") x 9'8" (3.66m (narrowing to 1.55m) x 2.95m)

This four piece suite comprises a low level push button w.c, panelled jet spa bath, vanity wash hand basin with mono block mixer tap, double shower enclosure having water fall mixer shower tap, tiled splash backs, radiator, wall lighting, timber effect vinyl flooring, inset down lights, loft hatch and uPVC double glazed opaque window to front with fitted shutter blinds.

Bedroom Two

8'9" (to fitted wardrobes) x 12'2" (2.67m (to fitted wardrobes) x 3.71m)

Having a uPVC double glazed window to rear with fitted shutter blinds, radiator, dado rail and a range of four fitted double wardrobes with matching dressing unit.

Bedroom Three

9'2" (to fitted wardrobes) x 11'4" (2.79m (to fitted wardrobes) x 3.45m)

Having a uPVC double glazed window to front with fitted shutter blinds, radiator and a range of four fitted double wardrobes with matching dressing unit.

Bedroom Four

6'9" x 7'4" (2.06m x 2.24m)

Having timber effect laminate flooring, radiator and uPVC double glazed window to front with fitted shutter blinds.

Family Bathroom

7'0" x 8'8" (2.13m x 2.64m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono block mixer tap, L-shaped panelled bath with splash screen and thermostatic waterfall mixer shower over, part tiled walls, timber flooring, heated towel rail, inset down lights, uPVC double glazed opaque window to rear and airing cupboard with shelving and housing the hot water cylinder.

OUTSIDE

Private Rear Garden

A presscrete walkway accessible via wrought iron gates on the driveway gives way to a very well maintained lawn edged with an array of plants, shrubs and trees via a timber framed pergola. A raised area of stone shingling which in turn enjoys a water feature and is facilitated by wall lighting, boiler cupboard housing the oil fired central heating boiler, a host of external power points and water point, a raised decking seating area with covered timber framed pergola. Steps leading down to the extensive lawn area with paved pathway to the far end of the garden along with borders of mature trees and shrubs featuring a plum tree and pear tree. There is a feature pond with rockery and waterfall and shrubs with steps leading down to the adjacent converted World War 2 air raid shelter. The far end of the garden benefits from an allotment area, raised stone shingling to raised timber decking seating area with further covered timber framed pergola, fencing and access to the summerhouse. The garden adjoins fields and has specular views across the countryside.

Summer House

9'2" x 12'4" (2.79m x 3.76m)

Being of timber framed construction and benefitting from timber framed double glazed windows to front and side with timber framed double entrance doors and offering light and power with the addition of a adjoining timber shed.

Front

Having a presscrete driveway accessible via wrought iron double gates offering off road parking for multiple vehicles with additional car standing to the side of the garage and adjacent to the lawn area with mature tree and shrub borders, wall lighting and access to the front door and detached double garage.

Double Detached Garage

17'3" x 18'4" (5.26m x 5.59m)

Having two up-and-over entrance doors, light, power, timber personal door to side with further presscrete area housing the oil tank.

Note To Purchase

PLEASE NOTE THAT THIS PROPERTY IS OWNED BY A RELATIVE OF AN EMPLOYEE OF SINCLAIR ESTATE AGENTS.



11 School Lane, Newbold Coleorton, Coalville, Leicestershire, LE67 8PF

Sinclair



11 School Lane, Newbold Coleorton, Coalville, Leicestershire, LE67 8PF

Sinclair



11 School Lane, Newbold Coleorton, Coalville, Leicestershire, LE67 8PF

Sinclair



11 School Lane, Newbold Coleorton, Coalville, Leicestershire, LE67 8PF





11 School Lane, Newbold Coleorton, Coalville, Leicestershire, LE67 8PF

Sinclair



11 School Lane, Newbold Coleorton, Coalville, Leicestershire, LE67 8PF

Sinclair



11 School Lane, Newbold Coleorton, Coalville, Leicestershire, LE67 8PF

Sinclair



11 School Lane, Newbold Coleorton, Coalville, Leicestershire, LE67 8PF

Sinclair



11 School Lane, Newbold Coleorton, Coalville, Leicestershire, LE67 8PF

Sinclair



11 School Lane, Newbold Coleorton, Coalville, Leicestershire, LE67 8PF

Sinclair





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Homesearch, Gov.uk and information provided and verified by our vendors.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Referral Fee Disclosure

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01530 838338



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk