



Sinclair

50 Worthington Lane, Newbold Coleorton, Leicestershire, LE67 8PH

£198,500

01530 838338 sinclairstateagents.co.uk

Property at a glance

- Village Location
- Lounge & Dining Kitchen
- Off Road Parking
- Council Tax Band*: B
- Three Bedrooms
- Bathroom
- Private Rear Garden
- Price: £198,500

Overview

** SITUATED IN THE POPULAR VILLAGE OF NEWBOLD COLEORTON, THIS THREE BEDROOM HOME ENJOYS A PRIVATE REAR GARDEN AND OFF ROAD PARKING ** The property offers a entrance porch, hallway, lounge, dining kitchen rear lobby and bathroom to the ground floor with three bedrooms to the first floor and externally offers a good sized private rear garden with outbuilding and pebbled front for off road parking. The property also benefits from uPVC double glazing and oil fired central heating. EPC RATING D.

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.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Porch

4'10" x 5'0" (1.47m x 1.52m)

Entered through a uPVC double glazed front door with adjacent uPVC double glazed window and also having laminate flooring and access to the hall.

Hallway

Entered through a composite front door and having radiator and stairs leading to the first floor.

Lounge

13'4" x 11'11" (4.06m x 3.63m)

Having uPVC double glazed window to front, coving, radiator, ceiling beams and Adam style fireplace with marble effect surround and hearth.

Dining Kitchen

16'10" narrowing to 13'5" x 9'11" (5.13m narrowing to 4.09m x 3.02m)

Having a modern range of base and wall units, rolled edge work surfaces, stainless steel sink and drainer unit with Swan neck mixer tap, four ring electric hob, built in electric oven and grill, tiled splash backs, plumbing for appliances, laminate flooring, double radiator and three uPVC double glazed windows to rear and side.

Pantry

Having uPVC double glazed window to side, shelving and light.

Rear Lobby

Having radiator, uPVC double glazed door and vinyl flooring.

Bathroom

8'8" x 5'8" (2.64m x 1.73m)

Having three piece white suite comprising panelled bath, low level w.c, pedestal wash hand basin, uPVC double glazed windows to rear and side, double radiator and vinyl flooring.

FIRST FLOOR LANDING

With uPVC double glazed window to side and loft access.

Bedroom One

13'3" narrowing to 12'2" x 8'8" widening to 12'0" (4.04m narrowing to 3.71m x 2.64m widening to 3.66m)

Having uPVC double glazed window to front, radiator, picture rail, double built in wardrobe and over stairs storage.

Bedroom Two

9'11" x 9'10" (3.02m x 3.00m)

Having uPVC double glazed window to rear, picture rail and radiator.

Bedroom Three

6'5" x 9'11" (1.96m x 3.02m)

Having uPVC double glazed window to rear, picture rail and radiator.

OUTSIDE

Private Rear Garden

Having block paved patio, two water points, side gated access, two outbuildings (one housing the oil fired central heating boiler) close board fencing, pebbled area with mature shrubs, border hedging, lawn, mature central bed with trees and shrubs and metal shed with power and light.

Front

Having pebbled driveway providing off road parking with pathway to the porch, side access to the rear garden and hedging.

NOTE TO BUYERS

The owner of the property is related to an employee of Sinclair Estate Agents.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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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.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?

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



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Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.
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3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk