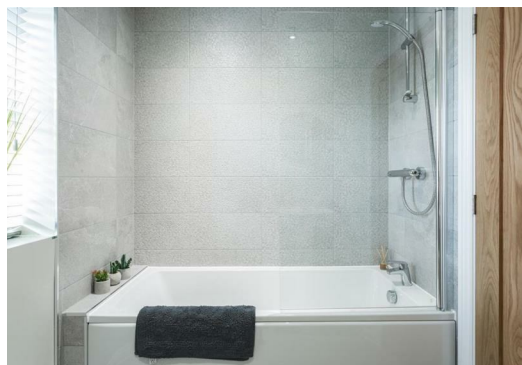




Woburn, Worthington Lane,

Newbold Coleorton, Leicestershire, LE67 8PJ

£575,000



NEWBOLD GRANGE situated in the idyllic village of Newbold Coleorton, is a charming development of 3, 4 and 5-bedroomed homes. The development benefits from having the picturesque backdrop of open fields on its doorstep while bringing together contemporary living in a vibrant village location. This exclusive collection of beautifully designed homes has been carefully selected to meet the needs of today's purchasers. Chevin Homes properties are built and finished to an extremely high standard and benefit from a ten year Premier Structural Warranty. Having stylish kitchens with integrated appliances and granite work surfaces, bi-fold or French doors where specified, high quality fittings throughout, underfloor heating and all floor coverings included. If you are interested in viewing one of these prestigious new build family homes please call and book a viewings today!

THE LOCATION

The sought after village of Newbold Coleorton is located mid-way between the bustling market towns of Ashby de la Zouch and Melbourne - a short distance from the A512 Loughborough Road. The village is easily accessible from both the A42/M42 motorway at junction 13 and the M1 motorway at junction 23. The airport at Castle Donington and the rail station at East Midlands Parkway are within easy reach. Other Midland towns and cities are within easy reach including Leicester, Nottingham, Derby, Coventry and Birmingham.

ACCOMMODATION IN BRIEF

ENTRANCE HALLWAY

13'9" x 8'10" (4.2 x 2.7)

SEPARATE STUDY

13'1" x 11'5" max (4 x 3.5 max)

CLOAKROOM/W.C

6'10" x 3'3" (2.1 x 1)

GENEROUS LIVING ROOM

20'11" x 12'1" (6.4 x 3.7)

FAMILY ROOM

16'8" x 13'1" max (5.1 x 4 max)

OPEN PLAN KITCHEN/DINER

20'11" x 11'5" (6.4 x 3.5)

UTILITY ROOM

6'10" x 5'10" (2.1 x 1.8)

FIRST FLOOR ACCOMMODATION

LANDING

MASTER BEDROOM

12'5" x 11'5" (3.8 x 3.5)

DRESSING ROOM

8'2" min x 6'6" (2.5 min x 2)

EN SUITE SHOWER ROOM

8'2" x 5'2" (2.5 x 1.6)

BEDROOM TWO

12'1" x 11'9" (3.7 x 3.6)

EN SUITE SHOWER ROOM

6'10" x 4'7" (2.1 x 1.4)

BEDROOM THREE

14'5" x 8'6" (4.4 x 2.6)

BEDROOM FOUR

14'5" x 8'2" max (4.4 x 2.5 max)

BEDROOM FIVE

8'10" x 8'6" (2.7 x 2.6)

STYLISH FAMILY BATHROOM

14'5" x 5'10" max (4.4 x 1.8 max)

AND FINALLY...

COUNCIL TAX BAND:

The property is believed to be in council tax band: TBC

HOW TO GET THERE

Postcode for sat navs: LE67 8PJ

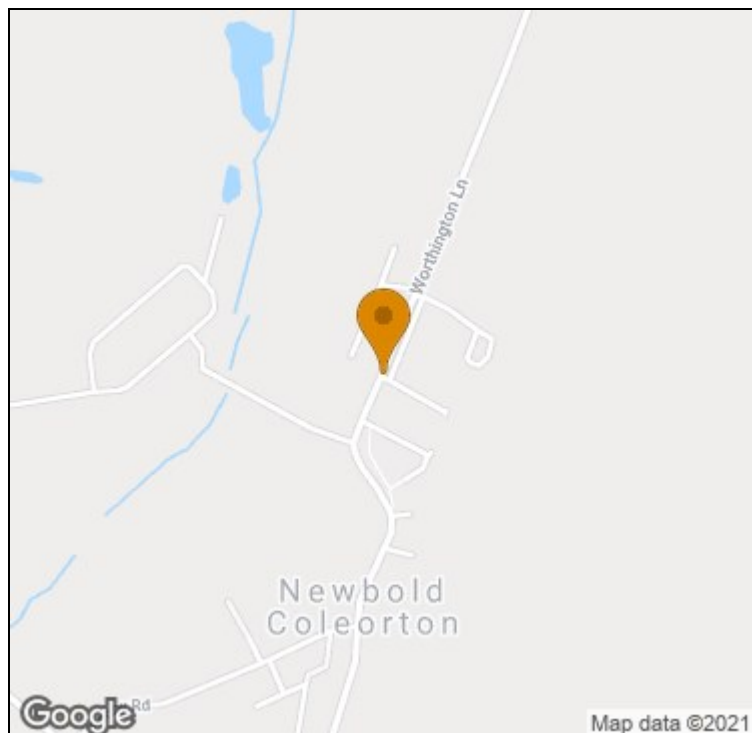
PLEASE NOTE:

SERVICES: All mains are connected. The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. MEASUREMENTS: Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring. TENURE: Freehold - with vacant possession on completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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