



Worthington Lane, Newbold Coleorton



5



4



3



£650,000



## Key Features

- Luxurious Five-Bedroom Detached Home
- Village Location | Countryside Views
- Spacious 22ft Lounge
- Living Kitchen/Diner + Utility
- Four Double Bedrooms + Dressing Room/Bed Five
- Three En-Suites + Family Bathroom
- EPC rating B





Presenting Meadow Side, a stunning and meticulously crafted detached home located amidst the picturesque surroundings of Newbold Coleorton. Tucked away down a serene country lane, this five-bedroom masterpiece boasts breath-taking countryside views, making it an exquisite haven for discerning buyers.

Upon entrance, you're greeted by a grand hallway, featuring a striking oak staircase with contemporary glass panels, setting the tone for luxury throughout. The expansive 22ft lounge, bathed in natural light from its French doors and charming windows, offers views of the beautifully landscaped garden. A state-of-the-art kitchen awaits, outfitted with bespoke cabinets and high-end Neff appliances, providing a gourmet space for culinary delights.

The home unfurls over three floors, seamlessly blending comfort and design. The first floor houses lavish bedrooms, including a master suite with an ensuite and dressing room. Ascend to the second floor to find a cozy snug and additional private quarters.

Outside, a generous block-paved driveway leads to a double garage with an exceptional studio above—ideal for a home office or creative space. The private walled garden is perfect for entertaining, designed to be both beautiful and low-maintenance. With ample parking, privacy, and no upward chain, Meadow Side is a rare gem not to be overlooked. For more information or to book a viewing, contact our Ashby team today.

Newbold Coleorton, nestled in the heart of Leicestershire, offers a quintessential English village atmosphere, combining the tranquility of countryside living with convenient access to larger towns. The property, Meadow Side, enjoys a prime location along a quiet country lane, with breath-taking countryside views that provide a serene and idyllic setting for family life. The village itself exudes charm with its traditional architecture and tight-knit community, providing a welcoming environment for new residents.

Despite its peaceful rural setting, Newbold Coleorton is well-connected with excellent transport links. The towns of Coalville and Ashby-de-la-Zouch are within easy reach, offering a range of shopping, dining, and entertainment options. Commuters will appreciate the convenient access to major road networks, including the M42 and A511, which provide efficient routes to Leicester, Nottingham, and Birmingham. This blend of accessibility and tranquility makes the village an appealing choice for individuals and families seeking the best of both worlds.

Education options in the vicinity are varied and of high quality, with several reputable primary and secondary schools located a short distance away. Parents will also appreciate the abundance of after-school clubs and activities available in the area, promoting a rich and diverse educational environment for children. The local amenities, coupled with the high specification features of Meadow Side, ensure this is an appealing prospect for a growing family.

## ACCOMMODATION

ENTRANCE HALLWAY 3.81m x 3.63m (12'6" x 11'11")

LIVING ROOM 6.29m x 3.14m (20'7" x 10'4")

STUDY/FAMILY ROOM 3.56m x 2.24m (11'8" x 7'4")

LIVING KITCHEN AREA 5.19m x 3.57m (17'0" x 11'8")

DINING AREA 4.19m x 2.67m (13'8" x 8'10")

UTILITY ROOM 2.26m x 1.84m (7'5" x 6'0")

CLOAKROOM/W.C. 2.26m x 1.13m (7'5" x 3'8")

## FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.82m x 3.58m (12'6" x 11'8")

EN SUITE SHOWER ROOM 2.48m x 1.2m (8'1" x 3'11")

DRESSING ROOM/BEDROOM FIVE 2.66m x 2.56m (8'8" x 8'5")

BEDROOM TWO 3.65m x 3.19m (12'0" x 10'6")

EN SUITE BATHROOM 2.54m x 2.44m (8'4" x 8'0")

BEDROOM THREE 3.58m x 3.06m (11'8" x 10'0")

FAMILY BATHROOM 2.51m x 2.49m (8'2" x 8'2")

## SECOND FLOOR ACCOMMODATION

SNUG 4.67m x 4.17m (15'4" x 13'8")

BEDROOM FOUR 4.17m x 3.21m (13'8" x 10'6")

EN SUITE SHOWER ROOM 2.03m x 1.46m (6'8" x 4'10")

DOUBLE GARAGE 6.19m x 5.16m (20'4" x 16'11")

STUDIO/HOME OFFICE 6.13m x 3.66m (20'1" x 12'0")

## COUNCIL TAX BAND:-

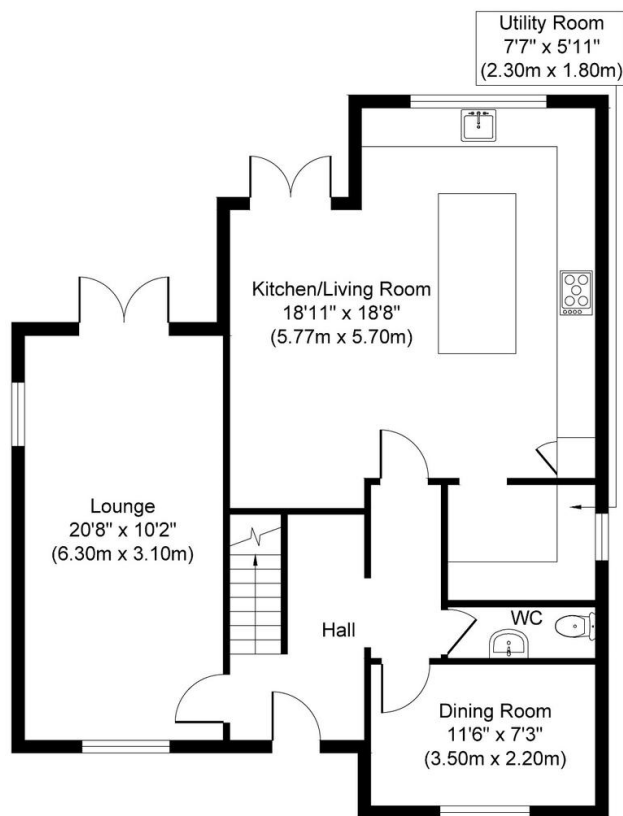
The property is believed to be in council tax band: F

## HOW TO GET THERE:-

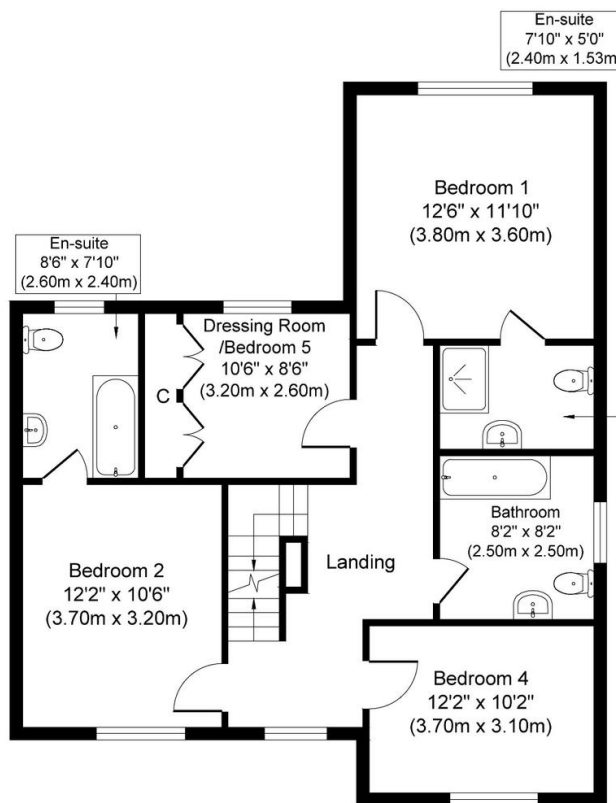
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## PLEASE NOTE:-

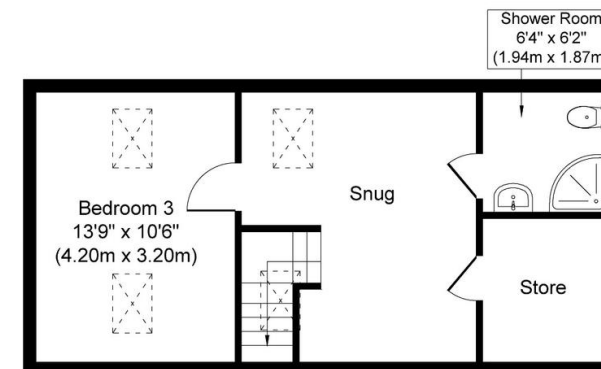
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**Ground Floor**  
Approximate Floor Area  
842 sq. ft  
(76.49 sq. m)



**First Floor**  
Approximate Floor Area  
791 sq. ft  
(73.49 sq. m)



**Second Floor**  
Approximate Floor Area  
402 sq. ft  
(37.38 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



