



The Green, Newton Burgoland



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£435,000



## Key Features

- Detached Three-Bedroom Bungalow
- Quiet Village Location | Woodland Backdrop
- Spacious Extended Kitchen/Diner
- Lounge + Snug
- Three Generous Bedrooms
- En-Suite + Separate Bathroom
- EPC rating U
- Freehold





Welcome to The Willows, a stunning bungalow in the picturesque village of Newton Burgoland. Nestled tranquilly with a view of the village green, this charming home combines modern efficiency with serene surroundings, ensuring both comfort and an eco-friendly lifestyle. The addition of solar panels and air source heating substantially reduces energy costs, making this a practical choice for discerning buyers.

Step inside to discover a deceptively spacious layout that features three well-appointed bedrooms, including a master suite with an en-suite shower room. The heart of the home is the magnificent extended kitchen/diner. Here, sleek granite work surfaces, integrated Neff appliances, and concealed lighting create a chef's paradise. The dining area impresses with a high ceiling and skylights, opening seamlessly onto the enchanting garden.

The grand lounge beckons with a warm, inviting ambiance centred around an elegant stone fireplace. A snug featuring a wood-burning stove offers a cozy retreat. Outdoors, the beautifully landscaped garden enchants with its seasonal blooms and woodland access, a dream for nature lovers.

Practicality meets charm with ample off-road parking for three cars, a single garage, and additional storage provided by a greenhouse and garden shed. This delightful home perfectly balances countryside tranquillity with modern convenience—ideal for those seeking a beautiful retreat in idyllic surroundings.

Contact our Ashby team for a viewing today and step into your dream home.

Nestled within the charming village of Newton Burgoland, The Willows is perfectly positioned to take advantage of the tranquil, countryside lifestyle. A short walk away is The Belper Arms, the oldest pub in Leicestershire. This picturesque village offers a serene setting with the delightful village green at its heart, providing a scenic outlook from the bungalow itself. The community here is warm and welcoming, and the surroundings are idyllic with the rural landscape offering plenty of walking and cycling opportunities for the outdoor enthusiast. The village also presents a more relaxed pace of life, yet it remains conveniently connected to nearby towns and cities.

For those who enjoy cultural and recreational activities, there is much to explore in the local area. The historic sites, such as the nearby Ashby de la Zouch Castle and Donington le Heath Manor House Museum, offer fascinating glimpses into the past. Various local parks and nature reserves, such as Snibston Colliery Park, provide opportunities for leisure activities and family outings. The region is also known for its beautiful countryside, which is dotted with charming villages and offers breathtaking scenic views, perfect for photography, painting, or simply appreciating nature's beauty.

## ACCOMMODATION

### ENTRANCE PORCH

SNUG 3.08m x 2.11m (10'1" x 6'11")

INNER HALLWAY 2.01m x 1.94m (6'7" x 6'5")

LOUNGE 5.23m x 4.27m (17'2" x 14'0")

EXTENDED KITCHEN/DINER 5.59m x 2.64m (18'4" x 8'8")

BEDROOM ONE 3.35m x 3.2m (11'0" x 10'6")

ENSUITE SHOWER ROOM 2.16m x 1.21m (7'1" x 4'0")

BEDROOM TWO 4.09m x 3.07m (13'5" x 10'1")

BEDROOM THREE 3.07m x 2.08m (10'1" x 6'10")

BATHROOM 2.16m x 2.1m (7'1" x 6'11")

SINGLE GARAGE 5.54m x 2.74m (18'2" x 9'0")

### SOLAR PANELS AND AIR SOURCE HEAT PUMP

The solar panels are owned outright with a 25 year cash back agreement from 2011 with Scottish Power. Last year the solar paid £1,657. Last year the air source heat pump paid £762.

### COUNCIL TAX BAND:-

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

### HOW TO GET THERE:-

Postcode for sat navs: LE67 2SS

### PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

**Ground Floor**



