

Main Street

Normanton Le Heath, Coalville, LE67 2TB

John German

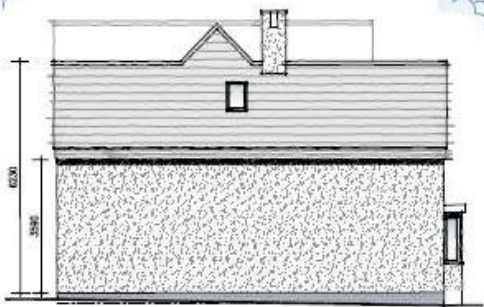




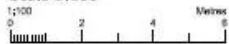
MATERIALS SCHEDULE:

- Painted render
- Plain tiles
- Upvc/aluminium windows
- Rooflights
- Glazed Juliet balconies

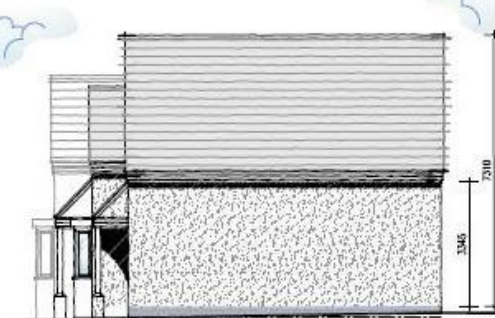
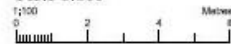
Proposed Front Elevation
Scale 1:50



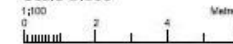
Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



The image shows the interior of a bungalow. The room has light-colored walls and a grey carpet. Two large windows with white frames and light-colored curtains are positioned on opposite walls. A large, light-colored rug is laid out on the floor in the center of the room. A small potted plant with white flowers is visible in the bottom left corner. The ceiling is white and features two modern, spherical pendant lights.

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£450,000

Nestled in the heart of picturesque countryside, this charming bungalow home offers breathtaking sunsets from its rear gardens—truly a sight to behold. The property also comes with the exciting opportunity of planning permission in place for complete redevelopment to create a bespoke grand design family home.

Normanton le Heath is the perfect setting for those seeking a peaceful village lifestyle, surrounded by stunning countryside yet within easy reach of modern amenities. Whether you're drawn to its history, its natural beauty, or its welcoming community, this hidden gem in Leicestershire is a place to truly call home. Surrounded by rolling fields and open landscapes, this idyllic location provides a true sense of rural tranquillity while remaining conveniently close to nearby towns such as Ashby-de-la-Zouch. For nature lovers, the surrounding countryside offers endless opportunities for walking, cycling, and outdoor exploration. Nearby, the Flagship Diamond Wood-a vast 186-hectare woodland created to commemorate Queen Elizabeth II's Diamond Jubilee-provides a haven for wildlife and a beautiful setting for leisurely strolls.

If redeveloped, this bespoke and striking family home would offer, when complete, a wonderful property which orientates itself around the views to the rear with its glazed bedroom balconies and a 40'6 long open plan living dining kitchen with bifold doors and a dramatic two-story-height glazed picture window. These architectural elements not only enhance the sense of space but also frame spectacular panoramic views, creating a truly special place to call home. North West Leicestershire District Council hereby grants planning permission. Application reference 22/00418/FUL-Decision Date 26 September 2022-Erection of an additional storey to alter to a two storey dwelling including associated external alterations and erection of a two storey side extension to include an integral garage at ground floor level and rear balcony at first floor level. Amended vehicular access to front at Greenacres Main Street Normanton Le Heath Coalville. Copy of planning permission and drawings are available online at North West Leicestershire District Council planning portal.

Existing Accommodation - Stepping inside, the wide and welcoming reception hallway forms the heart of the home, naturally drawing your gaze towards the bright breakfast area in the kitchen. The kitchen is well-appointed, featuring an array of cabinetry along three sides, complemented by stylish countertops and matching tiled splashbacks. It includes an integrated hob, an eye-level oven, space for a washing machine and a breakfast table, all set against the backdrop of delightful garden views from both windows.

Adjacent to the kitchen is the dual-aspect lounge with views over the gardens, a generously proportioned living space centred around a feature brick-built focal fireplace.

Leading off from the kitchen, the side lobby provides access to a useful boiler room and a delightful corner uPVC double-glazed conservatory. With its south-westerly aspect, this sun-filled retreat opens through French doors onto the rear garden.

Both bedrooms are spacious doubles, each boasting walk-in bay windows that frame stunning countryside views. The master bedroom is particularly impressive, offering fitted wardrobes and a charming seating area within the bay window.

The modern, bathroom is well equipped, featuring a panelled bath, WC, and wash hand basin, along with a spacious, fully tiled shower cubicle with an electric shower. Stylish half-height tiling enhances the room's contemporary feel.

Outside - Positioned in an elevated setting, the property is approached via a long, neatly maintained driveway flanked by manicured lawns. The driveway leads to a spacious turning area and a larger-than-average double garage, complete with twin up-and-over doors, lighting, power points, and the added convenience of a workshop WC. The expansive rear garden is a true highlight, featuring a generous patio area, lush lawns. The south-westerly orientation ensures uninterrupted, panoramic views and stunning evening sunsets.

Agents note: There is no mains gas.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & double garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency www.nwleics.gov.uk

Our Ref: JGA/17032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Approximate total area⁽¹⁾

1501.79 ft²

139.52 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



John German

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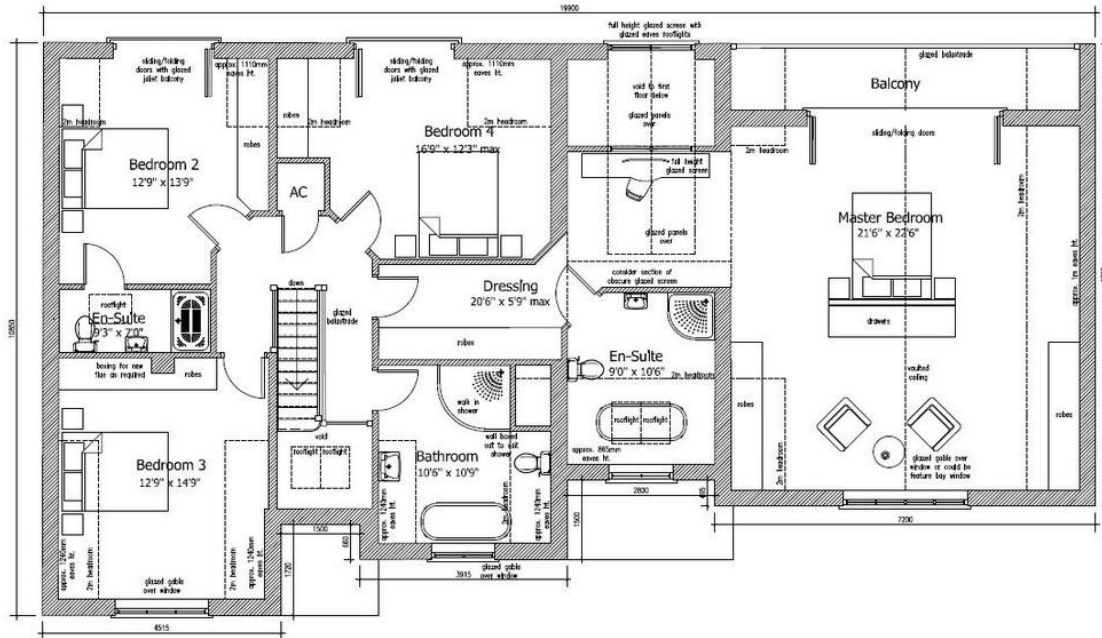
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ashbysales@johngerman.co.uk

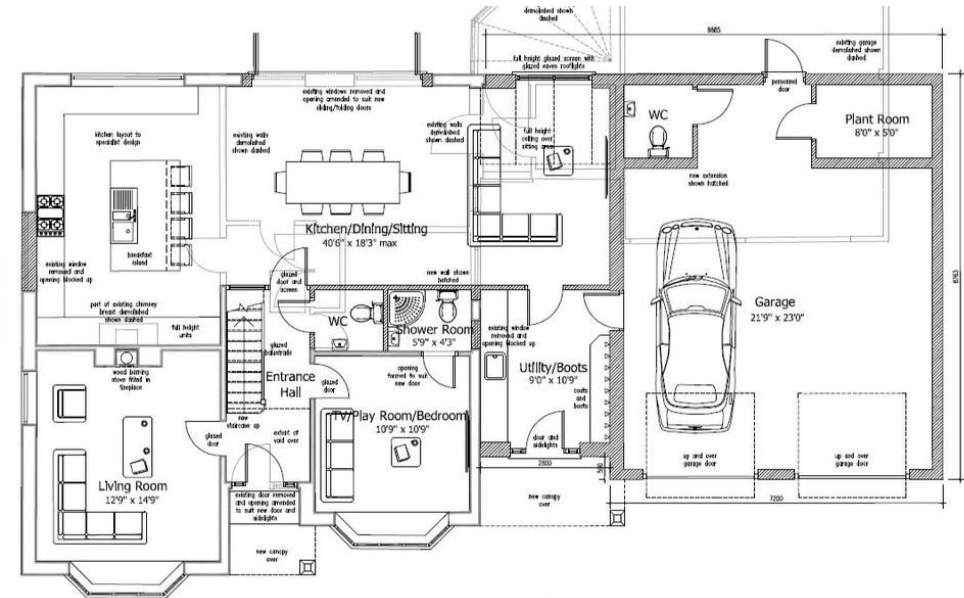
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Proposed First Floor Plan
Scale 1:50



Proposed Ground Floor Plan
Scale 1:50

