

School Lane

Newbold Coleorton, Coalville, LE67 8PF

John German



John German



School Lane

Newbold Coleorton, Coalville, LE67 8PF

£415,000

Set in a delightful position with panoramic countryside views, this spacious detached bungalow combines modern comforts with generous living space, three bedrooms (one with en suite), a stylish modern kitchen, beautifully landscaped gardens, plus excellent parking and garage. Set in a village location.



A UPVC double-glazed door opens into a wide and welcoming reception hallway, where high ceilings and modern laminate flooring create an immediate sense of space. From here, white panelled doors lead off to the well-arranged accommodation. The living room is generously proportioned and positioned at the rear of the property, enjoying plenty of natural light from dual-aspect windows. A log-burning inset stove forms a cosy focal point, while sliding patio doors open into the conservatory. With its elevated views across the garden and countryside beyond, along with a modern lightweight roof, the conservatory is a versatile space that can be enjoyed comfortably throughout the year.

The heart of the home is a stylish shaker-style kitchen, fitted with soft cream cabinets on three sides and complemented by quality countertops. An inset 1½ bowl sink with mixer tap sits beneath a wide picture window, framing lovely views across the gardens and fields - a perfect outlook while washing those dishes. The kitchen is fully equipped with an induction hob, extractor, electric oven, integrated fridge freezer, dishwasher, and space for an integrated washing machine. An archway flows seamlessly into the adjoining dining room, where patio doors give direct access to the garden. From the dining room, a connecting door leads to a versatile third bedroom with its own private en suite shower room. Currently used as a study and hobby room, this space offers excellent flexibility for modern living.

Two further well-sized double bedrooms are located to the front of the bungalow. The principal bedroom is enhanced with fitted wardrobes to two sides and a large bow window overlooking the front garden. The family bathroom is beautifully appointed, featuring a contemporary white suite with panelled bath and shower mixer tap, vanity unit with inset wash basin and storage, WC, and an oversized standalone shower enclosure with rainfall and handheld shower heads. Attractive full-height tiling, a heated towel radiator, and a glazed skylight flooding the room with natural light complete the space.

Outside, the property sits well back from the lane behind a long driveway, providing extensive parking alongside a neat lawn and access to a single garage. To the rear, the gardens are a true highlight - spacious and mainly laid to lawn with mature borders. A raised patio immediately behind the bungalow is perfect for outdoor dining, offering far-reaching views across the countryside. Towards the rear boundary, a further lower patio makes the most of the panoramic outlook across rolling hills, fields, and woodland, and even includes an outdoor power supply - an idyllic spot for evening entertaining.

Nestled between Ashby-de-la-Zouch and Coalville, the charming village of Newbold Coleorton offers the best of both worlds - a peaceful rural setting surrounded by rolling countryside, yet with excellent transport links and amenities close at hand. The village is steeped in history and community spirit, with local country walks, traditional Village pub, and Village Primary School.

Agents notes: There is no mains gas. It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request. The property is located in an ex coal mining area.

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 & 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/>

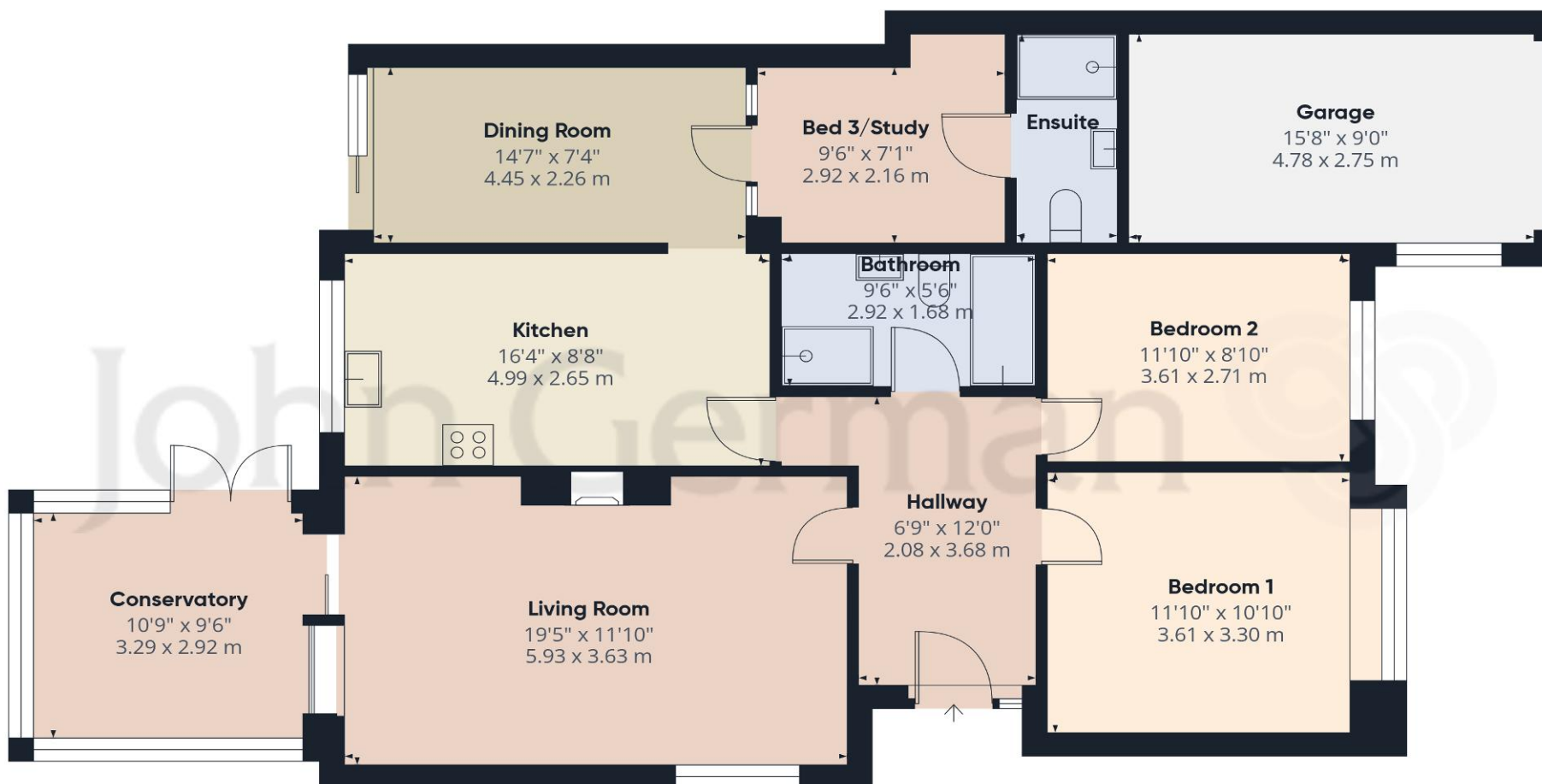
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C

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

Our Ref: JGA/10092025







Approximate total area⁽¹⁾
1233 ft²
114.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

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.

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		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



