



The Paddock, 10 Main Street, Newton Burgoland, Leicestershire, LE67 2SE

HOWKINS &
HARRISON

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Newton Burgoland,
Leicestershire, LE67 2SE

Guide Price: £750,000

Occupying a substantial and deceptively spacious plot within the highly regarded village of Newton Burgoland, The Paddock is a charming detached period residence dating back in parts to the 1700s. Beautifully and sympathetically improved by the current owners, the property seamlessly combines character features with versatile modern living, extending to 3150 sqft. Offering exceptional flexibility for family life, the ground floor briefly comprises an impressive open-plan kitchen/breakfast room, five versatile reception areas including a formal lounge, dining room, garden room, family room/study and parlour, together with a home office/music room, utility/WC, pantry and a contemporary ground floor shower room. To the first floor are five well-proportioned bedrooms and a family bathroom, with the principal bedroom further benefitting from its own en-suite shower room.

Externally, the property enjoys beautifully landscaped and private rear gardens, whilst a generous driveway provides extensive off-road parking and access to the detached double garage. A rare opportunity to acquire a characterful and particularly spacious village home in one of North West Leicestershire's most desirable locations.



Location

The Paddock is situated in the heart of the highly regarded village of Newton Burgoland, a charming Leicestershire village surrounded by attractive countryside and positioned on the edge of The National Forest. The village offers a traditional rural setting whilst remaining conveniently placed for access to nearby market towns and commuter routes.

Local amenities within the village include the well-known Belper Arms public house and a primary school, with a wider range of shopping, schooling and leisure facilities available in nearby Ashby de la Zouch and Market Bosworth.

The property is well placed for commuters, with excellent access to the A444, A42 and M42 road networks, linking to Birmingham, Leicester, Nottingham and the wider Midlands motorway network.



Accommodation Details - Ground Floor

A canopied entrance porch covers the main doorway which leads directly into the entrance hallway with doors leading into three of the five ground floor reception rooms. To the right a cosy reception lounge featuring three windows to the front elevation, feature fireplace and staircase rising to the first floor.. Straight ahead is the formal dining room with dual aspect window, built in cupboard and a feature fireplace. A door to the right of here leads into a splendid garden room again overlooking the rear elevation and this gives access to two further reception rooms, the first a family room/study with windows and double opening doors to the rear. The second currently used as a music room/office has a large bay window to the front elevation. Both rooms have original feature fireplaces and are separated by a useful ground floor shower room.

From the entrance hall a doorway to the left leads into the open plan family kitchen, fitted with quality units and ample work preparation surfaces. To complete the ground floor there is an additional utility room/WC, rear lobby/boot room and parlour.

First Floor

A single flight staircase rises from the lounge onto a first floor landing where doors lead off giving access into all five bedrooms and the four piece family shower room. All bedrooms are of good size with the principal bedroom benefiting from its own en suite shower room.





Outside

The property sits within prominent position on Main Street, gated access leads to a footpath leading to the front door. To the side of the property is a gravel driveway offering ample off road parking and leads to a detached double garage. The enclosed private gardens extend around the property, mostly laid to lawn with mature shrubs, flower beds and well stocked borders, a patio seating area wraps around the property creating the perfect space to entertain. A true gardener's delight.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Beautifully presented character cottage
- Five versatile reception rooms
- Open plan family kitchen/breakfast room
- Five good sized bedrooms, two bathrooms
- Detached double garage and ample off road parking
- Sought after village location
- In parts dating back to 1700's
- Retaining many original character features
- Delightful well stocked rear garden





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage and electricity which are connected to the property. The central heating is oil fired.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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