

# SUPERIOR HOMES

## ROYSTON & LUND





# Meadow Side

Newbold Coleorton | LE67 8PJ

Guide Price £600,000

Guide Price £600,000 - £610,000

Stunning Five-Bedroom Detached Family Home with Versatile Accommodation – Newbold Coleorton

This impressive five-bedroom modern detached home is set within the desirable village of Newbold Coleorton and offers exceptionally versatile accommodation arranged over three floors, making it ideal for multi-generational living or growing families.

You are welcomed into a large entrance hall providing access throughout the ground floor. From here, doors open into the triple-aspect lounge, a bright and spacious living area featuring double patio doors opening to the rear. Also off the hallway is a home office positioned to the front elevation, downstairs cloakrooms, and access to the heart of the home — the expansive kitchen and dining area.

The kitchen/diner is beautifully fitted with a range of modern shaker-style wall and base units and a comprehensive suite of integrated appliances, including a double oven, microwave, fridge/freezer, washing machine, dishwasher, tumble dryer, induction hob, and extractor fan. A central island provides additional storage and a breakfast bar, while a Belfast sink overlooks the rear courtyard. Patio doors open directly onto the garden from the dining area, making this an excellent space for entertaining.

A useful utility area sits off the kitchen, offering further storage and an additional sink.

The first floor hosts four double bedrooms, including one with an en-suite bathroom and another with an en-suite shower room. One bedroom benefits from built-in wardrobes and is ideally suited as a walk-in wardrobe or dressing room. A well-proportioned three-piece family bathroom completes this level.

The second floor offers a further generously sized bedroom, a gallery area, bathroom, and additional storage. With Velux windows flooding the space with natural light, this floor would work perfectly as a principal suite or a private area for an older child or guest accommodation.







- \*No Upward Chain\*
- Guide Price £600,000 - £610,000
- A Five-Bedroom Detached Family Home with Versatile Accommodation Over Three Floors
- Four Shower/Bathrooms - Two En-Suite. Downstairs Cloakroom
- Triple Aspect Lounge with Double Patio Doors to the Garden
- Modern Kitchen/Diner with Modern Shaker Style Units with Built in Appliances and Patio Doors to the Rear
- Double Garage with Gym/Office Over
- Gated Driveway with Parking for Four Cars
- CCTV and Heat Source Central Heating
- Freehold, EPC B, Council Tax F

















Newbold or Newbold Coleorton is a large hamlet in the parish of Worthington, Leicestershire, England. It is situated in the North West Leicestershire district, approximately midway between the town of Ashby-de-la-Zouch and the village of Whitwick. Nearby villages include Worthington, Coleorton, Osgathorpe, Thringstone and Swannington.



In the nineteenth century it was also sometimes referred to as Newbold Juxta Worthington. An account of 1863 records that Newbold comprised approximately 500 acres (2.0 km<sup>2</sup>) in the ownership of Earl Ferrers and Sir G H Beaumont Bart. The nearby has been transformed into a nature reserve with large ponds and rich forest.

Newbold today has a small village school, a pub and a nature reserve and desirable tea room, which holds village events.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



| England & Wales                             |  | England & Wales                                                 |  |
|---------------------------------------------|--|-----------------------------------------------------------------|--|
| Energy Efficiency Rating                    |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |
| EU Directive 2002/91/EC                     |  | EU Directive 2002/91/EC                                         |  |
| Not energy efficient - higher running costs |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |
| G                                           |  | G                                                               |  |
| (1-20)                                      |  | (1-20)                                                          |  |
| F                                           |  | F                                                               |  |
| (21-38)                                     |  | (21-38)                                                         |  |
| E                                           |  | E                                                               |  |
| (39-54)                                     |  | (39-54)                                                         |  |
| D                                           |  | D                                                               |  |
| (55-68)                                     |  | (55-68)                                                         |  |
| C                                           |  | C                                                               |  |
| (69-80)                                     |  | (69-80)                                                         |  |
| B                                           |  | B                                                               |  |
| (81-91)                                     |  | (81-91)                                                         |  |
| A                                           |  | A                                                               |  |
| (92 plus)                                   |  | (92 plus)                                                       |  |
| Very energy efficient - lower running costs |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |
| Current                                     |  | Current                                                         |  |
| Potential                                   |  | Potential                                                       |  |
| 83                                          |  | 89                                                              |  |

