



# Nethercote Newton Burgoland

- Faultlessly upgraded detached family home
- Situated in a quiet cul-de-sac in this sought after village
- Impressive three-zoned kitchen/dining/living room
- Dual aspect sitting room with feature fireplace
- Five bedrooms and a family bathroom
- Main bedroom with en suite shower room
- Beautiful landscaped rear garden with garden room
- Spacious driveway and a single garage
- EPC Rating D / Council Tax Band E / Freehold

Alexanders of Ashby-de-la-Zouch are delighted to offer to the market this stylish five bedroom family home, situated within the beautiful village of Newton Burgoland. Having been extensively upgraded and impeccably maintained by the current owners in recent years, the property is presented to an outstanding standard throughout, offering a superb balance of contemporary styling and practical family living.

Positioned at the end of a quiet cul-de-sac, the property enjoys a peaceful setting and benefits from a double-width driveway providing ample off-road parking, along with access to a single garage.

A particular feature of the home is the emphasis on entertaining and modern family life, with spacious reception areas and a stunning open-plan living environment at its heart. Equally impressive are the beautifully landscaped south-facing gardens, complemented by a substantial detached timber cabin, creating a versatile space perfectly suited to home working, leisure or entertaining.

Combining generous accommodation, high-quality finishes and an enviable village setting, this is a rare opportunity to acquire a turnkey family home in one of the area's most desirable locations.





### **Accommodation:**

Internally, this beautifully renovated home is thoughtfully arranged to provide spacious and versatile family living. The welcoming entrance hall features useful built-in storage and gives access to a ground floor WC.

Double doors open into a generous dual-aspect sitting room, complete with a feature cast iron open fireplace and French doors leading directly onto the rear garden.

A further set of double doors leads into the impressive open-plan kitchen, dining and living space. Designed around modern family life, this superb three-zoned room centres around a striking island and features shaker-style cabinetry together with a range of integrated appliances, including a Rangemaster oven and hob with extractor hood, dishwasher, fridge and coffee machine.

Completing the ground floor is a spacious utility room.

To the first floor are five well-proportioned bedrooms and a family bathroom. The main bedroom benefits from a contemporary three-piece en suite shower room, fitted to a high standard.



### **Gardens and land:**

The rear of the property reveals a beautifully landscaped south-facing garden, designed for both relaxation and entertaining. Features include an artificial lawn, a decked seating area and an additional terrace beneath a substantial timber canopy, creating an ideal outdoor entertaining space.

A particular highlight is the impressive solid timber cabin, complete with power, lighting and French doors overlooking the garden and house. Offering excellent versatility, it would make an ideal home office, studio, gym or garden room.

### **Location:**

Newton Burgoland is a highly regarded village surrounded by attractive rolling countryside and offers an excellent local primary school. The location combines rural charm with convenience, being within easy reach of the sought-after market towns of Ashby-de-la-Zouch and Market Bosworth, both of which provide a wide range of amenities, schooling, leisure facilities and independent shops.

### **Method of Sale:**

The property is offered for sale by Private Treaty.

### **Measurements:**

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### **Tenure:**

The property is being sold freehold with vacant possession upon completion.

### **Local Authority:**

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band E.

### **Viewings:**

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.





## Services:

The property is connected to mains electricity, water, and drainage.

Heating is provided by an electric central heating system.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

## Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

## Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

## Technical Information:

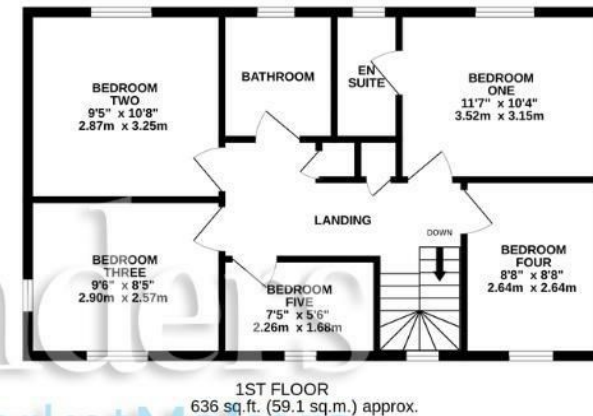
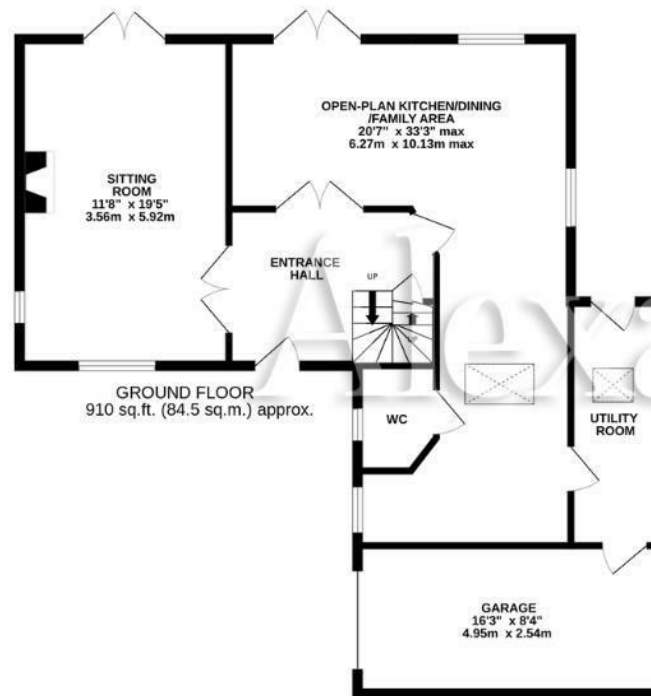
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

## General Note:

These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



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TOTAL FLOOR AREA : 1546 sq.ft. (143.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>80</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		

