



11 School Lane, Newbold Coleorton

£625,000



# 11 School Lane

Newbold Coleorton, Coalville

**SUPERB COUNTRYSIDE FIELD VIEWS** This ONE OF A KIND EXTENDED FOUR BEDROOM DETACHED FAMILY HOME situated within the popular village of Newbold Coleorton comes to the market offering a detached DOUBLE GARAGE, EN-SUITE BATHROOM AND FANTASTIC PRIVATE REAR GARDEN TO SAY THE LEAST. In brief, the property comprises an inviting entrance hall, study, dining room, extended lounge, breakfast kitchen which in turn gives way to the utility room and ground floor w.c. Stairs rising to the first floor gives way to four good sized bedrooms, modern family bathroom and four piece en-suite bathroom. Externally, the property enjoys an ample frontage to accommodate off road parking for multiple vehicles, double detached garage and superb private rear garden with far reaching field views to rear. **EARLY VIEWINGS COME HIGHLY ADVISED IN ORDER TO AVOID DISAPPOINTMENT.**

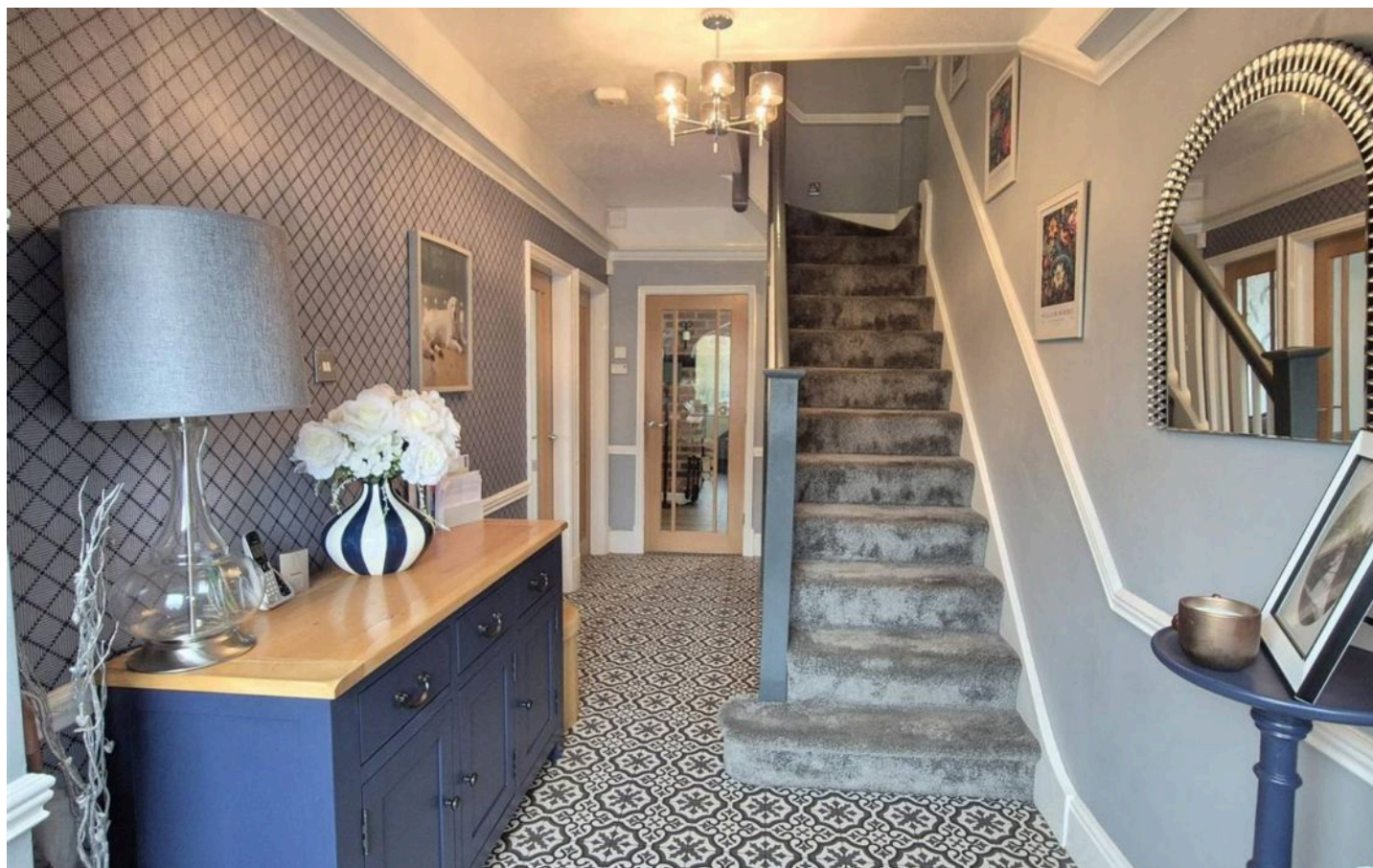
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Large Private Rear Garden
- Three Reception Rooms
- Deatched Double Garage
- Countryside Field Views
- Family Bathroom & En-suite Bathroom
- Extended Detached Home
- Four Bedrooms
- 19'7" Breakfast Kitchen





## GROUND FLOOR

### Entrance Hall

Entered through a composite front door with inset opaque double glazed panel and having an adjacent uPVC double glazed window whilst comprising ceramic tiled flooring, dado rail, radiator, coving, wall lighting, solid oak internal doors throughout and having open balustrade staircase rising to the first floor.

### Study

7' 4" x 11' 9" (2.24m x 3.58m)

Enjoying uPVC double glazed window to front with fitted shutter blinds and radiator.

### Dining Room

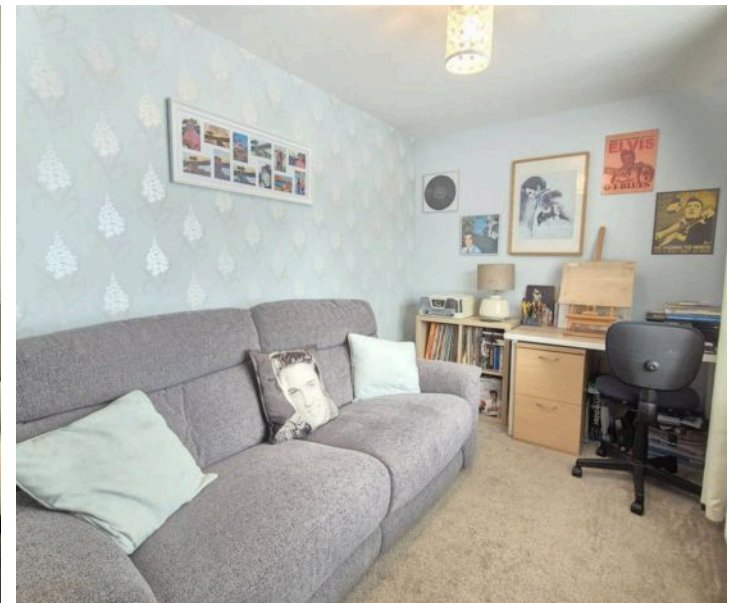
11' 6" x 11' 4" (3.51m x 3.45m)

Enjoying a uPVC double glazed window to front with fitted shutter blinds, dado rail, picture rail, radiator, feature fireplace with electric fire upon a granite effect surround and hearth and also benefitting from timber effect laminate flooring.

### Extended Lounge

23' 8" x 13' 9" (7.21m x 4.19m)

Having dado rail, feature brick fireplace with ceramic tiled hearth and wall panelling above, two radiators, part vaulted ceiling with inset down lights, uPVC double glazed French doors to side and further uPVC bi-fold doors accessing the private rear garden.





### **Breakfast Kitchen**

10' 6" x 19' 7" (3.20m x 5.97m)

Inclusive of the attractive range of base and wall units with under cupboard lighting, butcher block work surfaces, breakfast bar peninsular, one-and-a-half bowl porcelain sink and drainer unit with swan neck mixer tap, four ring induction hob with splash screen and extractor hood over, eye level double oven/grill, decorative tiled splash backs, space and plumbing for appliances and engineered timber flooring. The kitchen also features a full length brick fireplace with beam and feature log burner, inset plinth heater, led plinth lighting and uPVC double glazed window to rear enjoying field views.

### **Rear Lobby**

Benefitting from continued flooring from the breakfast kitchen and having uPVC double glazed door with inset opaque double glazed panel accessing the outside and in turn granting access to the utility room and ground floor w.c.

### **Ground Floor W.C.**

Having continued flooring from the rear lobby and comprising low level push button w.c, wall mounted wash hand basin, tiled splashbacks and extractor fan.

### **Utility Room**

5' 5" x 11' 9" (1.65m x 3.58m)

Having a range of wall and base units with rolled edge work surfaces, tiled splash backs, space and plumbing for multiple appliances, continued flooring from the rear lobby and uPVC double glazed window to side.

## **FIRST FLOOR**

### **Landing**

Stairs rising to the first floor landing gives way to the entire first floor accommodation and comprising dado rail and loft hatch via a pull down ladder and being part boarded with light.





### Bedroom One

14' 0" x 11' 9" (4.27m x 3.58m)

Enjoying uPVC double glazed windows to rear which enjoys superb field views, radiator, a range of three fitted double wardrobes with matching dressing unit and inset down lights.

### En-Suite Bathroom

9' 8" x 12' 0" (2.95m x 3.66m)

This four piece suite comprises a low level push button w.c, panelled jet spa bath, vanity wash hand basin with mono block mixer tap, double shower enclosure having water fall mixer shower tap, tiled splash backs, radiator, wall lighting, timber effect vinyl flooring, inset down lights, loft hatch and uPVC double glazed opaque window to front with fitted shutter blinds.

### Bedroom Two

12' 2" x 8' 9" (3.71m x 2.67m)

Having a uPVC double glazed window to rear with fitted shutter blinds, radiator, dado rail and a range of four fitted double wardrobes with matching dressing unit.

### Bedroom Three

11' 4" x 9' 2" (3.45m x 2.79m)

Having a uPVC double glazed window to front with fitted shutter blinds, radiator and a range of four fitted double wardrobes with matching dressing unit.

### Bedroom Four

7' 4" x 6' 9" (2.24m x 2.06m)

Having timber effect laminate flooring, radiator and uPVC double glazed window to front with fitted shutter blinds.





### Family Bathroom

8' 8" x 7' 0" (2.64m x 2.13m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono block mixer tap, L-shaped panelled bath with splash screen and thermostatic waterfall mixer shower over, part tiled walls, timber flooring, heated towel rail, inset down lights, uPVC double glazed opaque window to rear and airing cupboard with shelving and housing the hot water cylinder.

### OUTSIDE

#### Private Rear Garden

A walkway accessible via wrought iron gates gives way to a very well maintained lawn edged with an array of plants, shrubs and trees and timber framed pergola. A raised area of stone shingling enjoys a water feature and is facilitated by wall lighting, boiler cupboard housing the oil fired central heating boiler, a host of external power points and water point, a raised decking seating area with covered timber framed pergola. Steps leading down to the extensive lawn area with paved pathway to the far end of the garden along with borders of mature trees and shrubs featuring a plum tree and pear tree. There is a feature pond with rockery and waterfall and shrubs with steps leading down to the adjacent converted World War 2 air raid shelter. The far end of the garden benefits from an allotment area, raised stone shingling to raised timber decking seating area with further covered timber framed pergola and fencing. The garden adjoins fields and has views across the countryside.

### Summer House

9' 2" x 12' 4" (2.79m x 3.76m)

Dimensions: 2.79m x 3.76m (9'2" x 12'4"). Being of timber framed construction and benefitting from timber framed double glazed windows to front and side with timber framed double entrance doors and offering light and power with the addition of a adjoining timber shed.





### Front

Having a presscrete driveway accessible via wrought iron double gates offering off road parking for multiple vehicles with additional car standing to the side of the garage and adjacent to the lawn area with mature tree and shrub borders, wall lighting and access to the front door and detached double garage.

### Double Detached Garage

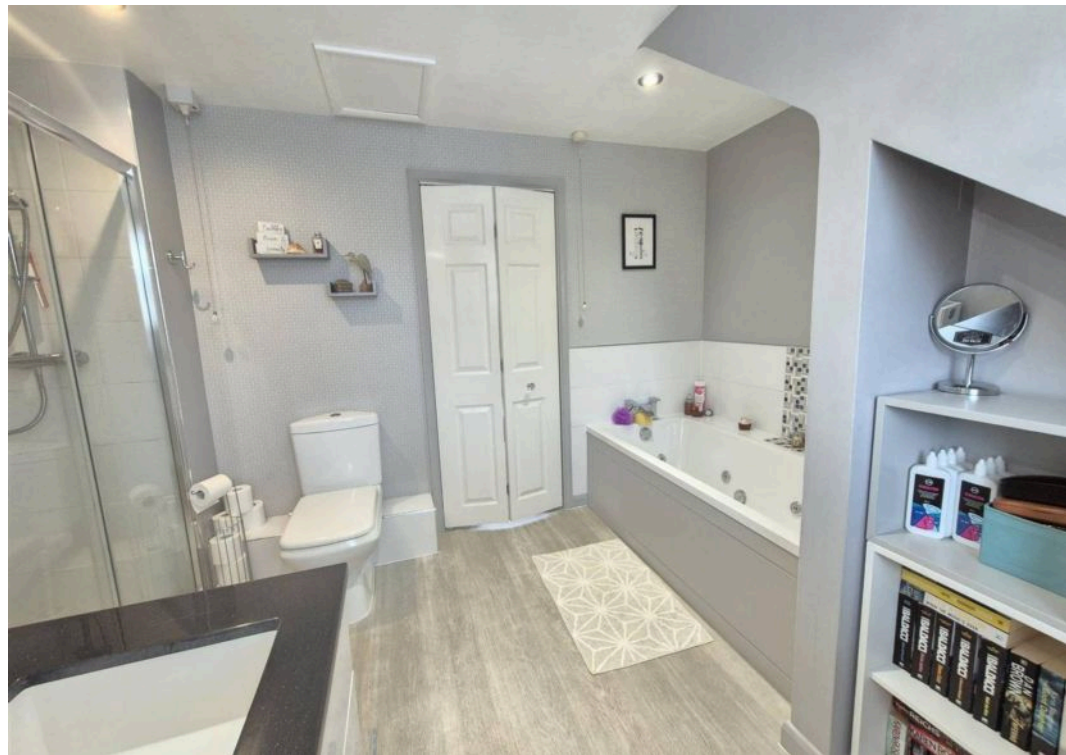
Dimensions: 5.26m x 5.59m (17'3" x 18'4"). Having two up-and-over entrance doors, light, power, timber personal door to side with further presscrete area housing the oil tank.

### Note To Purchase

PLEASE NOTE THAT THIS PROPERTY IS OWNED BY A RELATIVE OF AN EMPLOYEE OF SINCLAIR ESTATE AGENTS.















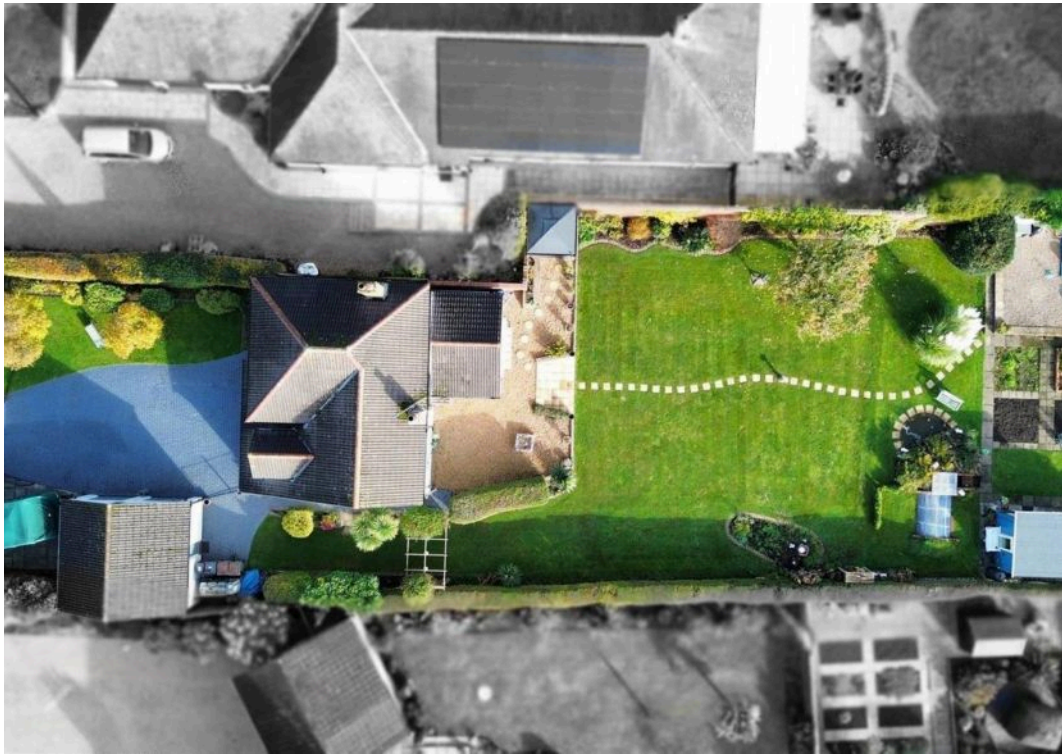






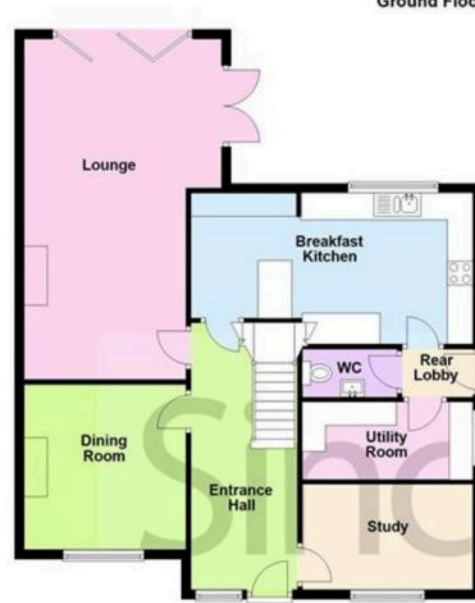








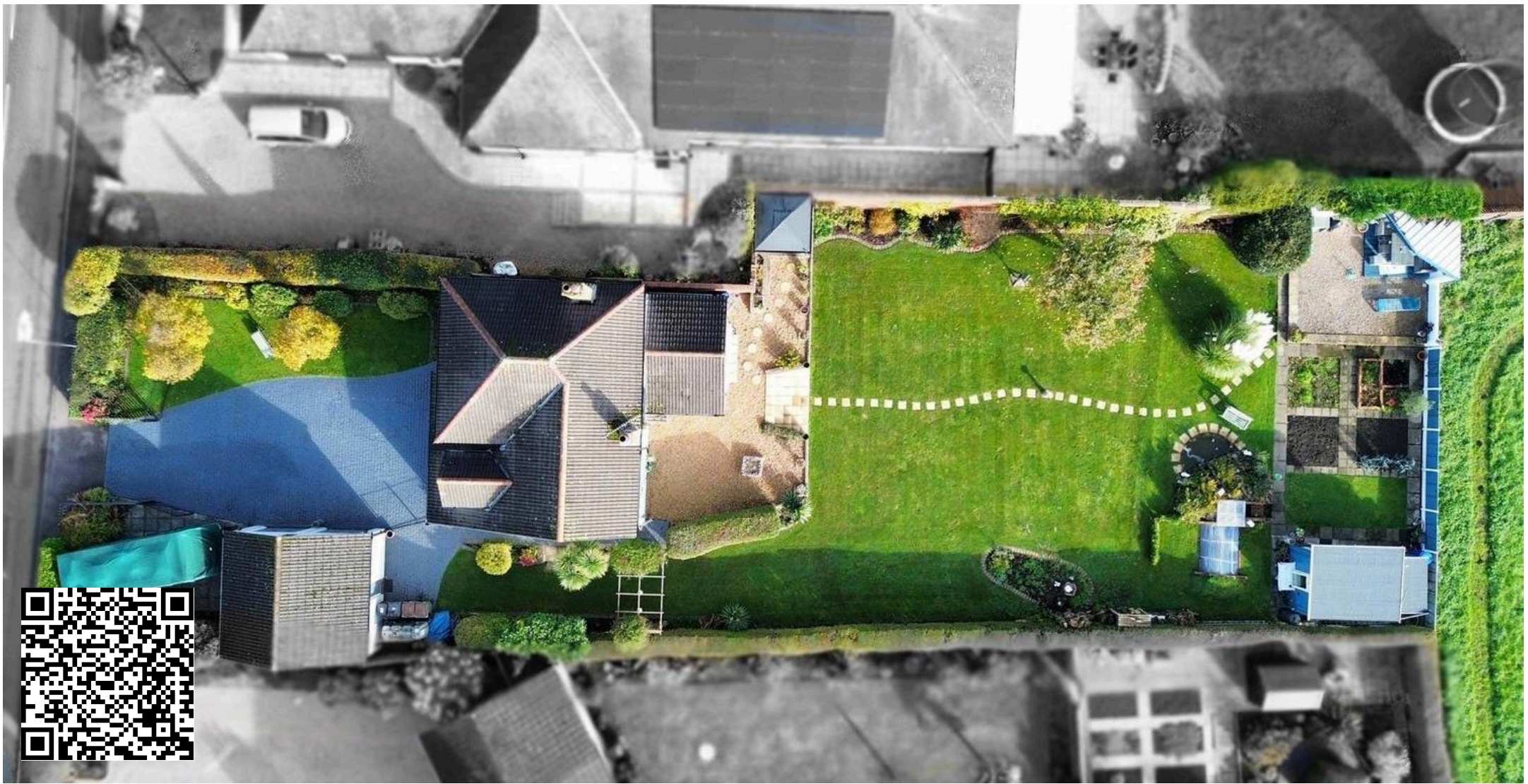
Ground Floor



First Floor







## Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

[coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)

[www.sinclairestateagents.co.uk/#/](http://www.sinclairestateagents.co.uk/#/)

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