

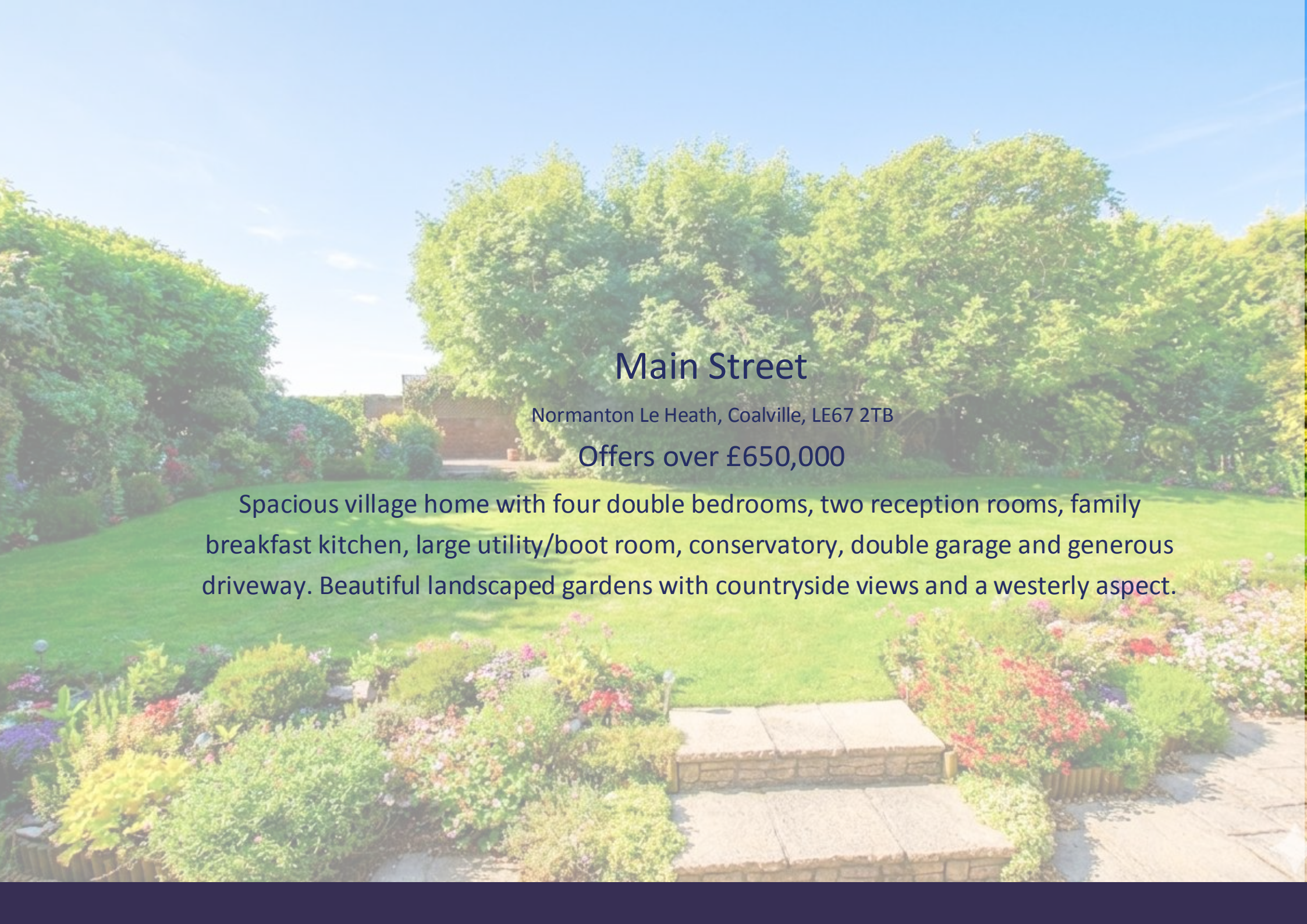
Main Street

Normanton Le Heath, Coalville, LE67 2TB

John
German







Main Street

Normanton Le Heath, Coalville, LE67 2TB

Offers over £650,000

Spacious village home with four double bedrooms, two reception rooms, family breakfast kitchen, large utility/boot room, conservatory, double garage and generous driveway. Beautiful landscaped gardens with countryside views and a westerly aspect.

Tucked discreetly behind a mature conifer hedgerow and double gates, set in the heart of this sought-after village, Redburrow is an attractive and generously proportioned family home offering versatile living space, beautifully landscaped gardens, and far-reaching countryside views. Much improved by its current long-standing owners it really is one not to miss. Excellent potential for extension subject to usual regulations and permissions.

Nestled in the heart of rural Leicestershire, Normanton le Heath is a charming and peaceful village that offers an idyllic countryside lifestyle. Surrounded by gently rolling farmland and open views, the village is known for its strong sense of community, historic character, and unspoilt setting. Despite its tranquil feel, Normanton le Heath is conveniently located within easy reach of nearby market towns and transport links, making it ideal for those seeking a balance between rural living and everyday accessibility. With its picturesque surroundings, quiet lanes, and welcoming atmosphere, the village provides a truly appealing place to call home.

Accommodation - A uPVC entrance door with flanking picture window opens into a wide and welcoming through-reception hallway, setting the tone for the space and light found throughout the home. There is a useful built-in coat and boot cupboard, and an impressive balustraded staircase with turned spindles rising to the first floor. To the left, the hallway leads into a formal dining room, ideal for entertaining or as an additional reception room. At the end of the hallway is a wonderful, refitted guest cloaks/shower room equipped with vanity unit with an inset wash hand basin and WC to the side alongside a generous sized shower enclosure.

The heart of the home is the well-appointed refitted family breakfast kitchen, fitted with an extensive range of soft cream base and wall-mounted cabinets wrapping around the room, complemented by coordinating work surfaces. Features include a one-and-a-half bowl sink with mixer tap, integrated ceramic electric hob with eye-level oven, and attractive metro-style tiled splashbacks. An integrated dishwasher and ample space for a family dining table make this a highly functional and sociable room. A uPVC double-glazed window above the sink enjoys views across the gardens.

Adjoining the kitchen is an equally generous utility/boot room, fitted with further cabinetry, a second sink, and space for a fridge freezer and washing machine. From here, there is internal access to the double garage, as well as a uPVC double-glazed door opening directly onto the rear garden.

The through living room is both elegant and comfortable, with an attractive feature fireplace as the focal point, ornate ceiling coving, and wide double-glazed patio doors flooding the room with natural light. These doors lead seamlessly into the uPVC double-glazed conservatory, which enjoys a clear glass roof, full-height picture windows, and French doors opening onto the patio - a perfect space for relaxing while enjoying views of the garden throughout the seasons.

First Floor - The first-floor landing features a balustraded return with half-gallery, overlooking the hallway below. Arranged around the landing are four truly double bedrooms. Bedrooms one and four enjoy beautiful views across the rear garden and the rolling countryside beyond, while bedrooms two and three face the front of the property and both benefit from bespoke luxury fitted wardrobes, offering excellent storage with shelving and hanging rails.

The family bathroom has been stylishly updated with a contemporary suite comprising a bath with electric shower over and feature tiled walls, a vanity unit with double-door storage and modern wash-hand basin with mixer tap, concealed-cistern WC, and a polished porcelain tiled floor. With the bathroom lying adjacent to bedroom one, there is excellent potential (subject to the usual consents) to create a private en-suite shower room.

Outside - The property enjoys a high degree of privacy, screened from the lane by mature conifers. Twin sets of composite anthracite-grey gates (one electric) open onto a sweeping in-and-out gravel driveway, providing excellent secure off-road parking and privacy. In addition to the double garage (electric roller door), there is further gated side access drive, ideal for a caravan or motorhome.

To the rear are westerly facing beautifully landscaped and private gardens, thoughtfully planted with a wide variety of mature flowers, shrubs, and trees. An extensive paved patio provides an ideal entertaining space, with steps rising to a second patio and lawn beyond. At the top of the garden, a hidden seating area enjoys open views across the fields to the rear, providing the perfect spot from which to take in some of the most fabulous sunsets.

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: Traditional

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired

(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 F

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

Our Ref: JGA/20022026

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.

Agent's Note: The property to the rear, 1 Highfields Close, has planning permission for a swimming pool and gym extension. It is considered that the lower ground level of the neighbouring property, along with existing screening trees, should ensure minimal to no impact on Redburrow. Further details are available from the office or the NWLDC planning portal.





John German



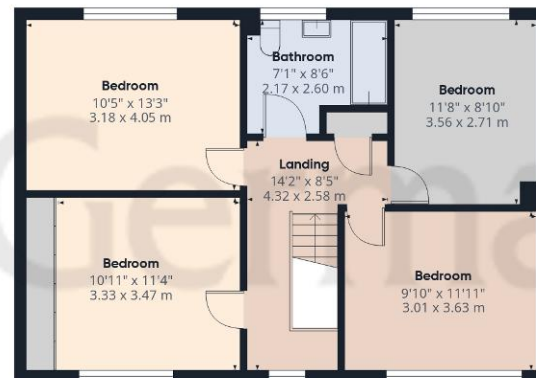


John German





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1975 ft²

183.5 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

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		76 C
55-68	D	55 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



