



9A The Green,  
Newton Burgoland,  
LE67 2SS.





## GENERAL

A much loved family home located on The Green in the centre of Newton Burgoland. The accommodation briefly includes on the ground floor, entrance hallway, sitting room, kitchen diner and utility room. On the first floor there are three bedrooms and a family bathroom. Outside the house has both front and rear gardens and parking to the rear with a single garage in a block.

## LOCATION

The village of Newton Burgoland is highly desirable set in some of the prettiest Leicestershire countryside located midway between the market towns of Ashby de la Zouch and Market Bosworth. Amenities in the village include a primary school, which was designated as "good" in its last Ofsted report and the renowned Belper Arms. There are some lovely walks in the area and the exclusive health resort of Champney Springs is close by. There are several private schools in the locality including Dixie Grammar in Market Bosworth and Twycross School. Newton Burgoland is well located for access to the M42 and M1. Birmingham, Leicester, Nottingham, Derby and East Midlands International Airport are therefore all within easy reach.

## THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into entrance hallway.



## ENTRANCE HALL

With tiled flooring and space for shoe and coat storage. Stairs rise to the first floor.

## SITTING ROOM

13'08 x 12'08

A lovely room with large window to the front allowing in plenty of light, laminate flooring and central heating radiator.

## KITCHEN / DINER

16'11 x 9'09

The kitchen is fitted with a range of grey base and wall units with laminate working tops over. Integrated appliances include a single electric oven, electric hob with pull out extractor over, microwave and dishwasher. There is space for a dining table. Large under stairs storage cupboard. Window and back door to the garden.

## UTILITY ROOM

9'00 x 6'08

A great additional room to the rear, the room has the oil fired central heating boiler and space for other appliances. Window overlooking the garden and central heating radiator.

## STAIRS TO THE FIRST FLOOR

Stairs rise from the entrance hall to the first floor landing.

## FIRST FLOOR LANDING

With doors off to the bedrooms and bathroom. Attic hatch leading to attic which has pull down ladder and is boarded.

## BEDROOM ONE

19'09 x 9'08 max 6'08 min

A spacious room which was extended by the previous owner, window to rear and central heating radiator.

## BEDROOM TWO

12'09 x 9'09

With window to the front and central heating radiator.

## BEDROOM THREE

9'07 x 6'10

With window to the front and central heating radiator.

## BATHROOM

With suite comprising panelled bath with glass screen and shower over, low flush lavatory and wash hand basin set in a vanity unit. There is an electric white heated towel rail and window to the rear. Also a useful airing cupboard perfect for storage.

## OUTSIDE

To the front of the property there is a front garden which is mainly laid to lawn with mature shrub's and paved pathway leading to the front door.

## THE GARDEN

The garden is a lovely low maintenance space which is mainly paved with some shrub's. There is a gated access to the rear which leads to the garage and parking.

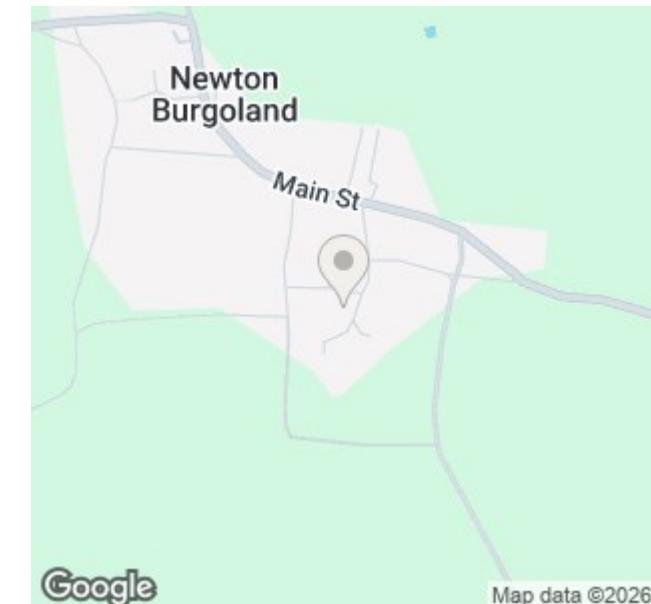
## GARAGE

16'02 x 8'05

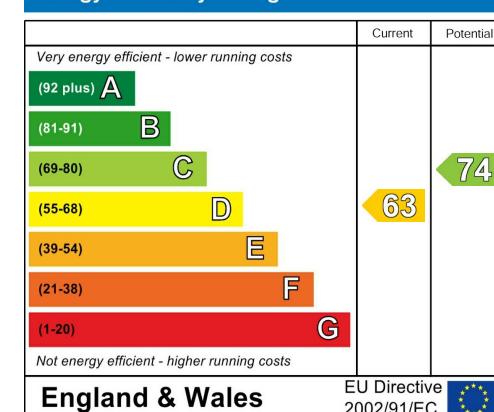
Located to the rear of the property, the garage has an up and over door to the front and space in front for parking.

## COUNCIL TAX

North West Leicestershire - Band B



## Energy Efficiency Rating







### Ground Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



### First Floor

Approx. 41.2 sq. metres (444.0 sq. feet)



Total area: approx. 84.6 sq. metres (910.3 sq. feet)



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