



15A, School Lane, Newbold Coleorton, Leicestershire, LE67 8PF

HOWKINS &
HARRISON

15A, School Lane,
Newbold Coleorton,
Leicestershire, LE67 8PF

Guide Price: £350,000

A well-positioned two-bedroom detached bungalow occupying a generous plot within the sought-after village of Newbold Coleorton, enjoying attractive gardens and far-reaching countryside views.

Extending to approximately 1047 sq ft, the accommodation includes a spacious living/dining room, separate kitchen, two well-proportioned bedrooms and a shower room, together with an integral garage. Outside, the property is approached via a gated driveway and sits within particularly good-sized, established gardens, predominantly laid to lawn with mature hedging and planting.

Offered with no upward chain and providing considerable scope for updating and personalisation, the property represents an excellent opportunity in a desirable village setting.





Location

Newbold Coleorton is a sought-after village surrounded by attractive north west Leicestershire countryside, offering a pleasant semi-rural setting while remaining well placed for everyday amenities and commuter routes. The village has its own primary school and public house, with a wider range of shopping, leisure and schooling available in nearby Coalville and Ashby-de-la-Zouch. The property is also conveniently placed for the A42, providing straightforward access towards the M1, M42 and East Midlands Airport, while Loughborough offers a mainline railway station with services to Leicester, Nottingham and London.

Travel Distances

Coalville town centre – 4 miles

Ashby-de-la-Zouch – 5 miles

A42 – 3 miles

East Midlands Airport – 8 miles

M1 Junction 23a – 9 miles

Loughborough railway station – 11 miles

Leicester city centre – 18 miles



Accommodation Details

The property is entered through the front door into a central hall, which provides access to all principal rooms. To one side is bedroom one, a well-proportioned double room with a front-facing window, while bedroom two is positioned further along the hall and also offers generous proportions. The shower room is fitted with a modern white suite comprising a large glazed shower enclosure, wash basin with vanity storage and wc, complemented by tiled walls and a heated towel rail. The kitchen is fitted with a range of light wood units with dark work surfaces, integrated cooking appliances and sink unit, with a door providing direct access outside. From the hall, the accommodation opens into the particularly spacious living/dining room, which forms the main reception space and benefits from excellent natural light through a broad run of windows. A feature stone fireplace creates a focal point, while the room offers ample space for both seating and dining areas and enjoys views across the garden and surrounding countryside.

Outside

Externally the property occupies a generous and established plot with a gated driveway leading to the integral garage. The gardens are predominantly laid to lawn with mature hedging, shrubs and planting providing definition and privacy, together with paved seating areas and a greenhouse. The garden extends particularly well to the rear, where the open aspect provides attractive far-reaching views over the surrounding countryside.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

To be confirmed

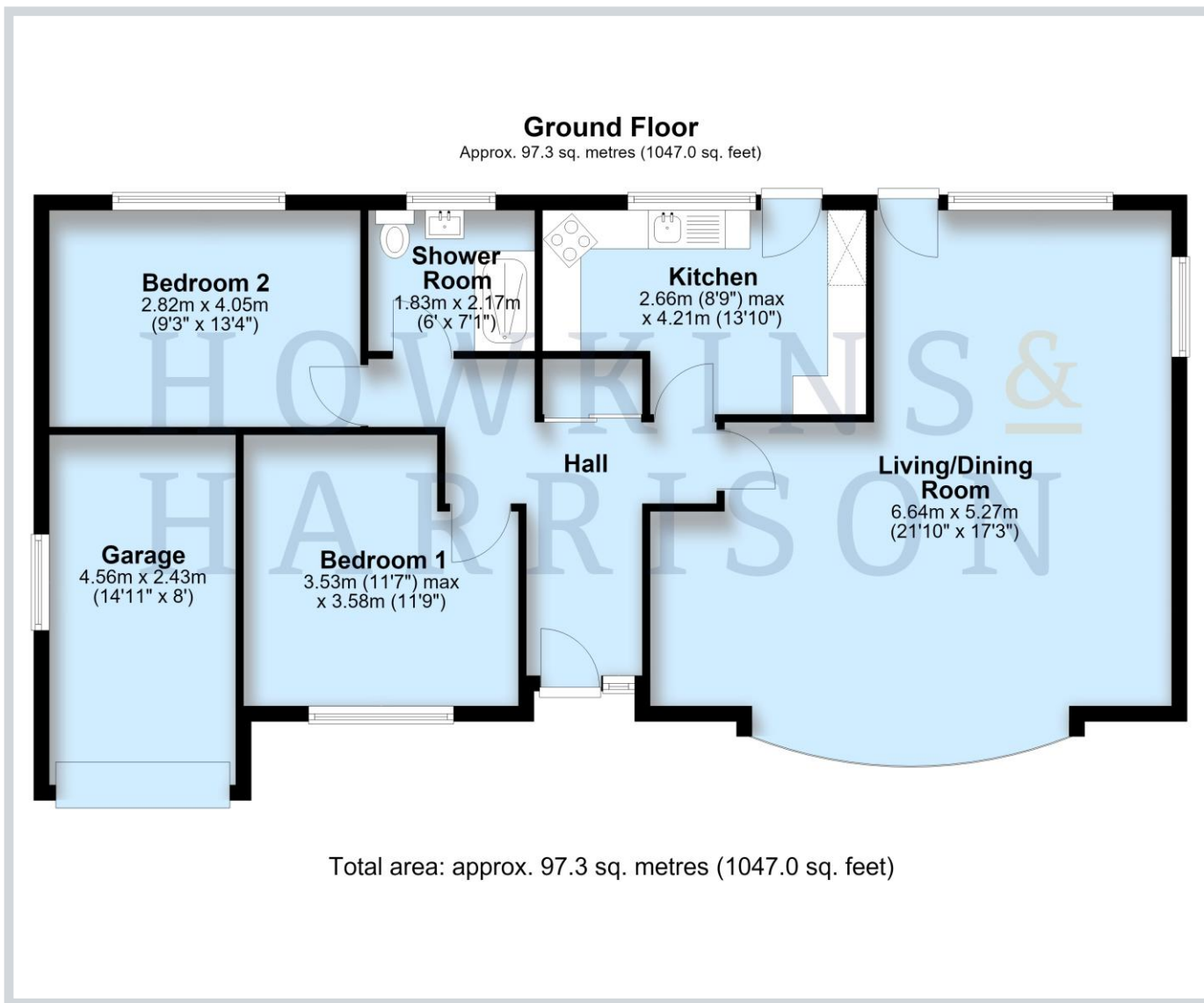
Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band - B

**HOWKINS &
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AWAITING EPC



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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