



School Lane, Newbold Coleorton



4



3



3

£850,000



Key Features

- Executive Four Double Bedroom Family Home
- Further Planning Approval to Develop and Extend
- 22ft Lounge + Family Room
- Stylish Kitchen/Diner
- Utility + Claokroom/W.C.
- Four Double Bedrooms + En-Suites & Dressing Rooms
- EPC rating B
- Freehold





Welcome to 'Oak Tree,' an exquisite four-bedroom detached residence perfectly positioned in the charming village of Newbold Coleorton. Built in 2017 to exacting standards, this expansive 2,370 sqft (approx.) home not only delivers rural tranquility but also modern convenience, making it an ideal retreat for families seeking upscale, spacious living.

Step inside to an inviting open entrance hall that leads to a magnificent 22ft lounge, where a cozy cast iron log burner sets the scene for warm gatherings, complemented by French doors that open to picturesque garden views. The heart of the home, an impressive L-shaped kitchen/diner, is a culinary haven boasting Shaker-style cabinets, premium stone-effect countertops, and state-of-the-art appliances including a seven-ring gas Range cooker. It doesn't stop there, with a further family room offering versatile living, a utility room and a cloakroom/w.c. complete the ground floor.

Venture upstairs to discover a luxurious principal suite, complete with a dressing area and an opulent en-suite wet room, adorned with 'his & her' vanities and ambient lighting. A chic guest suite offers similar sophistication with its own en-suite and dressing room. Additional comforts include two spacious double bedrooms and a stunning four-piece family bathroom with a freestanding tub for ultimate relaxation.

Outdoors, the home impresses with a generous gravel driveway accommodating four vehicles, accessed via secure timber gates. The beautifully landscaped gardens, framed by box hedging, offer breathtaking countryside views. Enjoy sunny days on the extensive patio or retreat to the timber garden room for a peaceful escape.

This remarkable property is offered with no upward chain, providing a unique opportunity for your family to settle in with ease. The property also has approved planning permission to extend and develop further converting and creating two further en-suites, games room and further garaging. Arrange an internal viewing today and let 'Oak Tree' captivate your heart and imagination. Call our Ashby team today at your earliest convenience to schedule your visit. Your dream home awaits.

Nestled in the picturesque and tranquil village of Newbold Coleorton, this stunning family home offers not only remarkable living accommodations but also the charm and character of rural Leicestershire. Newbold Coleorton is a desirable locale that beautifully balances peaceful, countryside living with convenient access to local amenities. The area boasts a strong sense of community, with local events and gatherings offering opportunities to engage with neighbours in this close-knit environment. The nearby village facilities include a charming local pub and village hall, adding to the appeal of this delightful village setting.

Nature lovers and outdoor enthusiasts will appreciate the abundance of green spaces and walking paths located in and around the area. The region is renowned for its natural beauty, with scenic landscapes ideal for leisurely walks, family picnics, or more vigorous hikes. You are on the doorstep of the National Forest, which is just a short drive away, offering an array of activities from cycling trails to wildlife exploration. This idyllic environment provides an ideal setting for those seeking a retreat from the hustle and bustle of city life.

In terms of accessibility, Newbold Coleorton is strategically positioned, offering excellent connectivity to larger towns and cities. The nearby A42 provides quick access to major road networks, ensuring easy commutes to cities such as Leicester, Nottingham, and Birmingham. Additionally, the area is well-served by public transport, with regular bus services conveniently located in neighbouring Coalville and Ashby-de-la-Zouch, further enhancing the ease of travel for residents.

Education is well-catered for, with a range of reputable schools within easy reach. Families will find both primary and secondary schooling options, known for their commitment to quality education and student development. This makes the area not only a haven for relaxation and outdoor pursuits but also a practical choice for those with growing families, seeking an environment where their children can thrive academically and socially.

ACCOMMODATION

OPEN ENTRANCE HALLWAY 3.92m x 2.71m (12'11" x 8'11")

GENEROUS LOUNGE 6.98m x 4.11m (22'11" x 13'6")

L-SHAPED KITCHEN/DINER 7.79m x 6.18m (25'7" x 20'4")

FAMILY ROOM 3.9m x 3.89m (12'10" x 12'10")

UTILITY ROOM 2.79m x 1.85m (9'2" x 6'1")

TWO PIECE CLOAKROOM/W.C. 1.82m x 1.16m (6'0" x 3'10")

FIRST FLOOR ACCOMMODATION

PRINCIPAL BEDROOM 3.91m x 3.89m (12'10" x 12'10")

DRESSING ROOM 3.83m x 3.63m (12'7" x 11'11")

EN-SUITE WET ROOM 3.82m x 2.16m (12'6" x 7'1")

BEDROOM TWO 4.13m x 4.09m (13'6" x 13'5")

DRESSING ROOM 3.29m x 2.35m (10'10" x 7'8")

EN-SUITE WET ROOM 2.93m x 1.78m (9'7" x 5'10")

BEDROOM THREE 3.75m x 3.36m (12'4" x 11'0")

BEDROOM FOUR 3.75m x 3.36m (12'4" x 11'0")

FOUR-PIECE BATHROOM 2.94m x 2.46m (9'7" x 8'1")

OUTSIDE

DOUBLE GARAGE STORE

GARDEN ROOM 8.97m x 3.45m (29'5" x 11'4")

COUNCIL TAX BAND:-

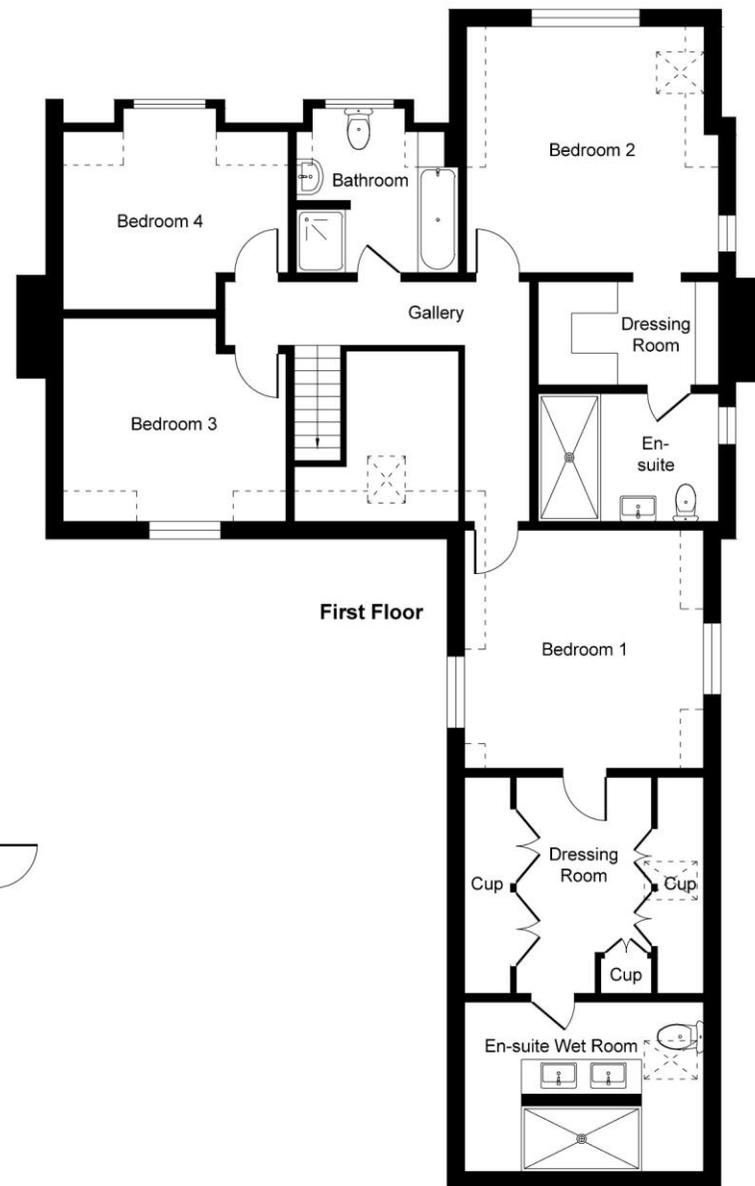
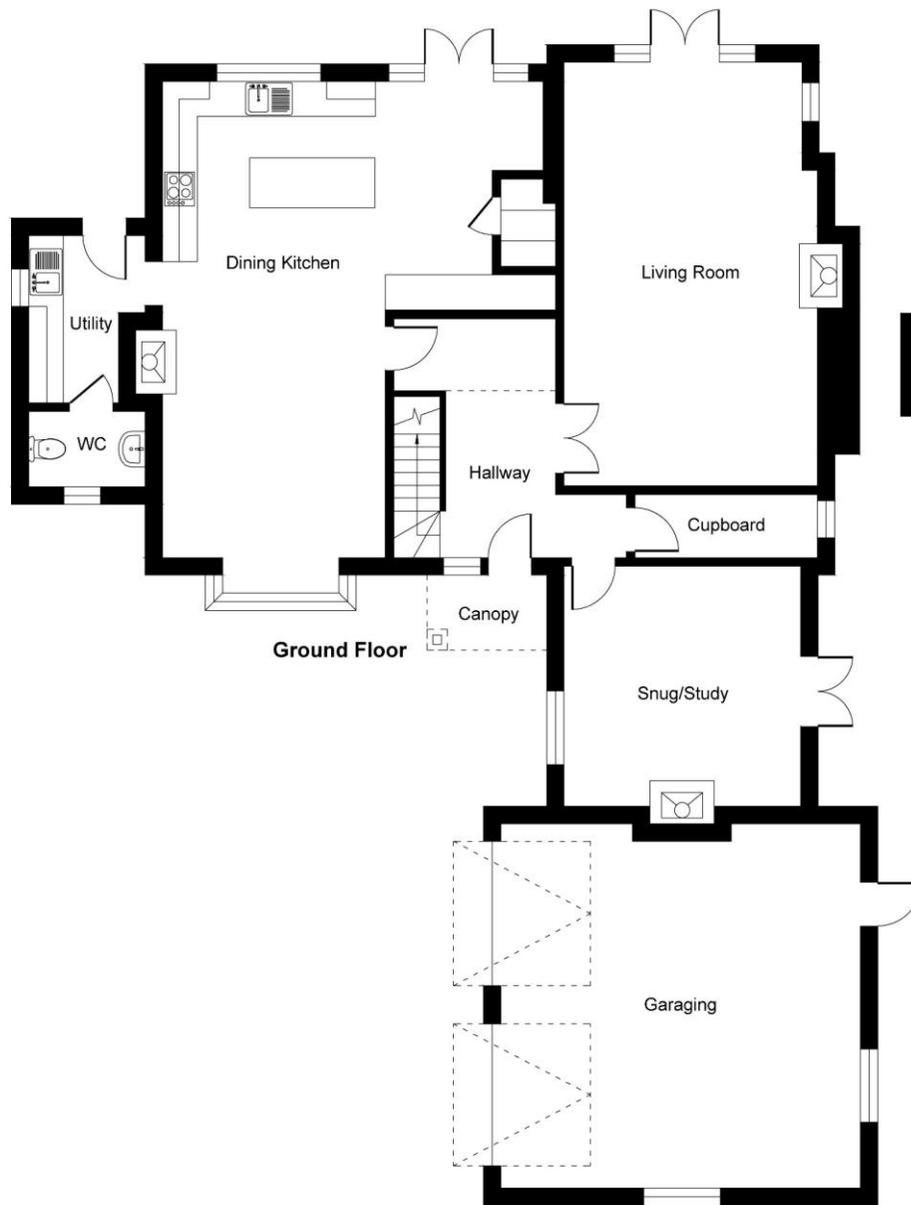
The property is believed to be in council tax band: G

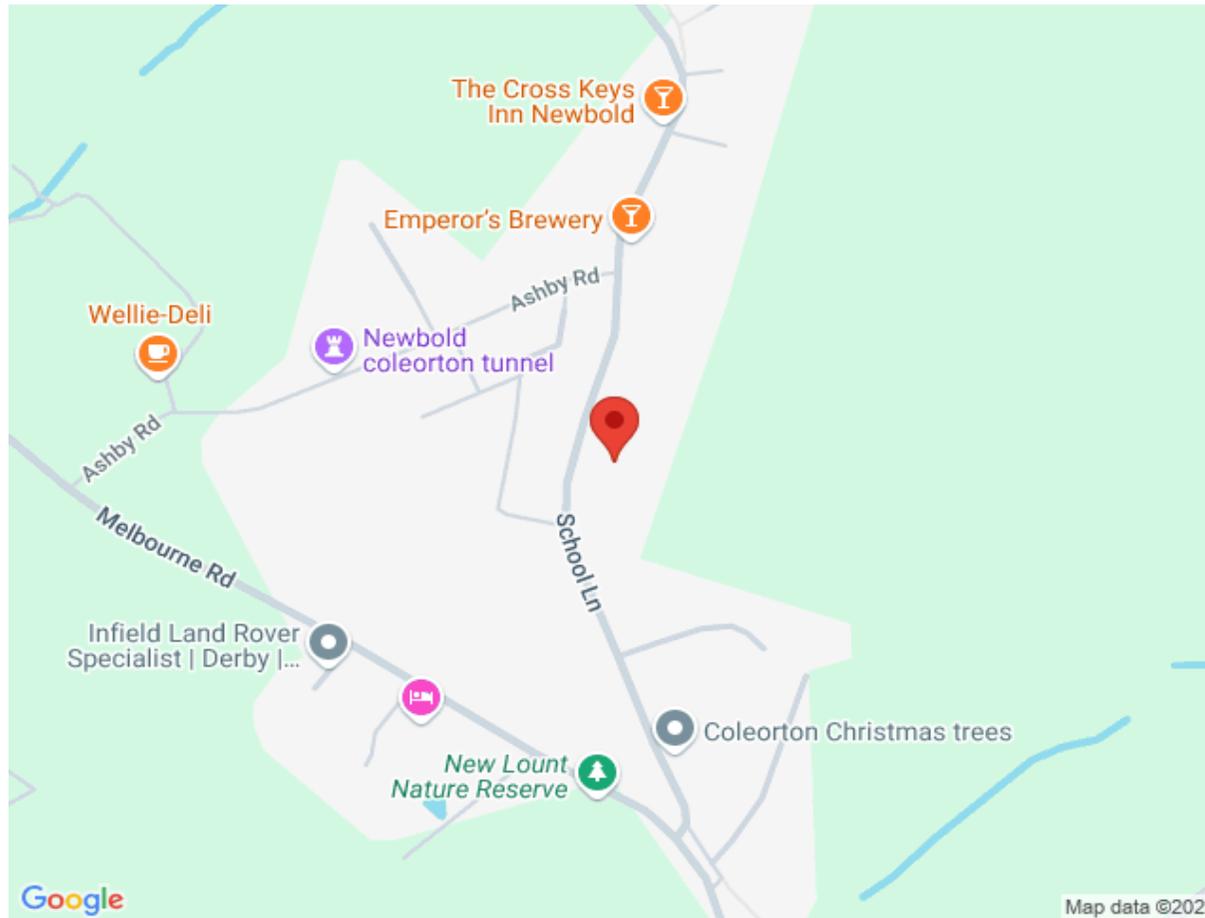
HOW TO GET THERE:-

Postcode for sat navs: LE67 8PF

PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

