



Main Street Newton Burgoland

- Charming two bedroom period home
- Two versatile reception rooms
- Shaker-style kitchen with pantry and utility
- Two generous double bedrooms
- Spacious family bathroom
- High-spec garden studio with WC
- Vegetable plot and mature gardens
- Heart of Newton Burgoland
- EPC Rating E / Council Tax Band B / Freehold

A charming period home occupying a superb plot with open countryside to the front, in the desirable village of Newton Burgoland. Beautifully presented throughout, the property combines a wealth of period character with well-balanced accommodation and a generous rear garden, complete with a high-specification garden studio providing a versatile and fully powered space with its own WC, ideal for home working, creative pursuits or guest accommodation.

Beyond the accommodation, the property continues to impress with its thoughtfully maintained rear garden, where established planting, patio seating areas and a productive vegetable plot create a wonderful outdoor environment to enjoy throughout the seasons. Set within one of Leicestershire's most sought-after villages, the property also benefits from excellent access to Market Bosworth, Ashby-de-la-Zouch and the A42, M42 and M1, making it well placed for both village life and commuting further afield.





Accommodation:

The accommodation opens into a welcoming sitting room, where a stunning feature fireplace incorporating a log-burning stove creates a warm and inviting focal point. A second reception room offers flexible living space, ideal as a dining room or family room. The shaker-style kitchen is well appointed with an excellent range of fitted units, including a dishwasher, a traditional range cooker and space for dining. Beyond, a useful pantry provides additional storage, whilst the adjoining garden room enjoys pleasant views over the rear garden. There is also a useful external utility room.

To the first floor are two well-proportioned double bedrooms, both enjoying views over the surrounding countryside, and a spacious family bathroom fitted with a white suite incorporating a bath with shower over. The main bedroom is particularly light and airy, benefiting from dual-aspect windows that further enhance the property's character.

Gardens and land:

Outside, the generous rear garden enjoys a good degree of privacy, with a large lawn, established planting, patio seating areas and a dedicated vegetable plot. Conveniently positioned in the courtyard area close to the house is an impressive detached garden studio, with a large feature skylight filling the space with natural light. Fully powered and complete with its own WC and integrated wardrobe bed, it offers exceptional versatility as a home office, creative or hobby space, as well as accommodation for overnight guests.



Location:

Newton Burgoland is a charming and well-regarded village surrounded by attractive Leicestershire countryside, the village enjoys a strong sense of community with an Ofsted 'outstanding' local primary school and The Belper Arms, a well-regarded, traditional country pub. The village has excellent access to neighbouring Market Bosworth and Ashby-de-la-Zouch which provide a comprehensive range of shopping, schooling and leisure facilities. The area is also well positioned for commuters, with straightforward access to the A42, M42 and M1, connecting to Leicester, Birmingham, Nottingham and beyond.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band B.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:

The property is connected to mains electricity, water, and drainage.

Heating is provided by an electric central heating system.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.





Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

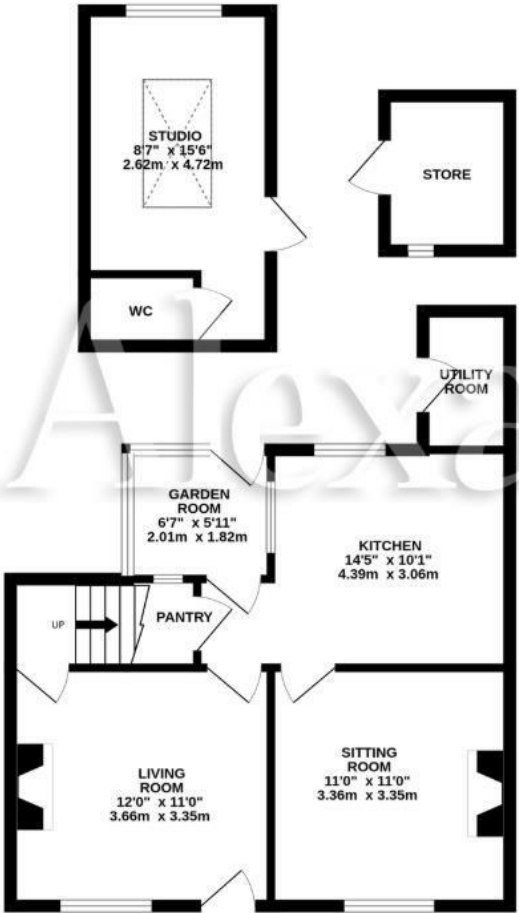
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

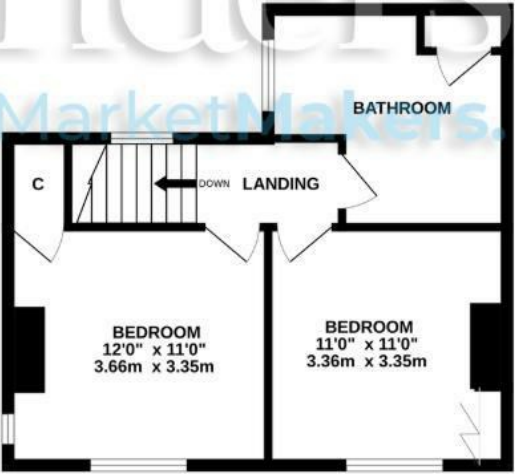


GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.

TOTAL FLOOR AREA : 1041 sq.ft. (96.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
	39	83



