

Sinclair



38 Main Street, Newton Burgoland

£195,000

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Newton Burgoland

This charming TWO BEDROOM TERRACED COTTAGE is nestled in the heart of this picturesque village, offering a blend of period character and modern convenience. The welcoming living room features a cosy log burner, while the property benefits from solar panels that provide energy efficiency. The cottage style dining kitchen is bespoke and hand made, there are two bedrooms and the bathroom is fitted with a modern three piece suite. Retaining many features, this home exudes character and charm.

Outside, the property has two useful brick outhouses, and the cottage enjoys a quaint outdoor space. Set within a sought-after village location, the property is perfectly positioned to take advantage of scenic walks and the local pub is just down the road. This is a rare opportunity to acquire a characterful home in a sought after location.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautiful Character Cottage
- Log Burner To Living Room
- Solar Panels
- Picturesque Village Location
- Pleasant Outlook To Front
- Two Brick Outstores



GROUND FLOOR

Living Room

2' 1" x 12' 11" (0.64m x 3.93m)

(Measurements To Side Of Chimney Breast) Having uPVC double glazed entrance door through to the living room. The living room has a feature central fireplace with slate hearth surmounted by a burning stove, timber effect tiled flooring, uPVC double glazed window to front, coving and rustic fitted shelving to the side of chimney breast. There is a wired and wall mounted picture infrared heater.

Lobby Area

The lobby area has a door accessing and under stair storage cupboard and open access to the dining kitchen.

Kitchen

10' 2" x 11' 11" (3.09m x 3.63m)

The dining kitchen is bespoke and handmade with solid wooden work surfaces with an insect Belfast sink and chrome mixer tap over. The work surfaces have shelving under, there is space for an electric cooker and plumbing for washing machine. uPVC double glazed window overlooking the garden and door access to the garden, timber effect tiled flooring. The wall mounted picture infrared heater, exposed brick feature to the back of the cooker and stairs accessing the first floor.



FIRST FLOOR

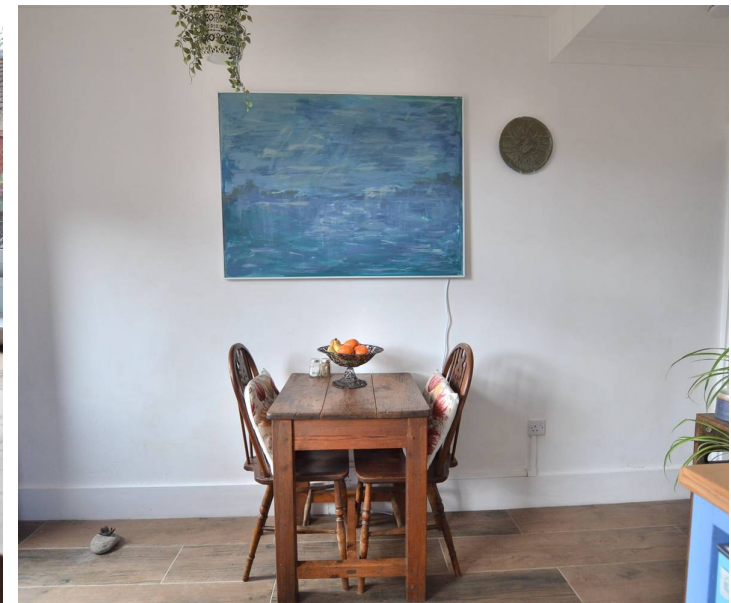
Landing

On the first floor landing area gives way to 2 bedrooms and fitted bathroom.

Bedroom One

12' 10" x 11' 10" (3.90m x 3.61m)

(Measurements to side of chimney breast) Having uPVC double glazed window with pleasant tree lined and field aspect, wall mounted picture infrared heater and door accessing the built-in wardrobe/cupboard.



Bedroom Two

6' 4" x 5' 3" (1.94m x 1.60m)

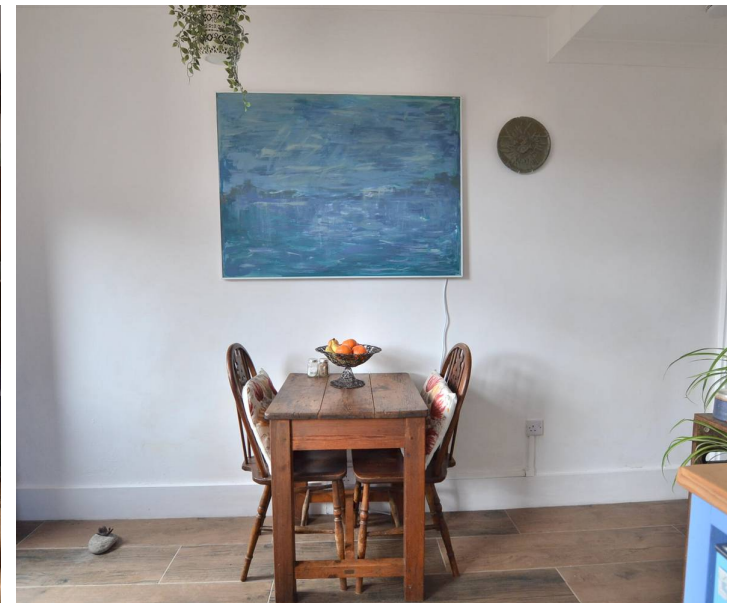
Measurements to front of chimney breast) Having uPVC double glazed window overlooking the garden and a wool mounted picture infrared heater.

Bathroom

The bathroom is fitted with a white modern three piece suite comprising panelled bath with shower over and shower screening, low flush WC, pedestal wash hand basin, tiled walls, timber effect vinyl flooring and uPVC opaque double glazed window.

Rear Garden

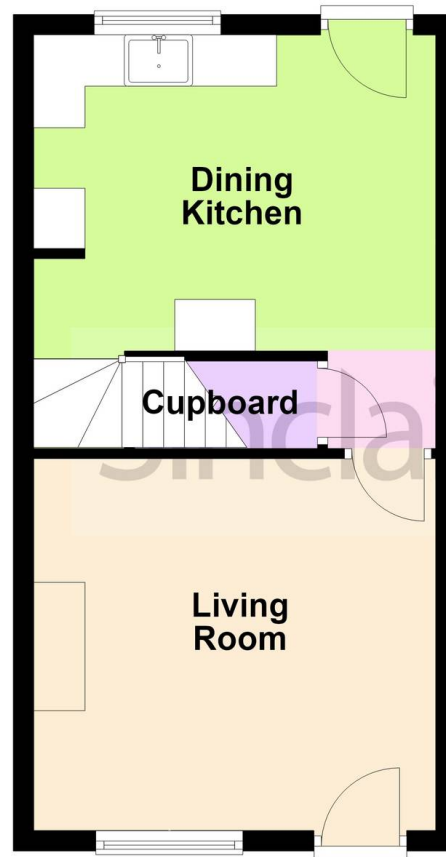
To the rear of the property there is a low maintenance and cottage style garden with patio seating areas, timber screen fencing, mature and decorative Asa Tree and access to 2 outside brick built stores. There is an easement to the garden for neighbouring access.



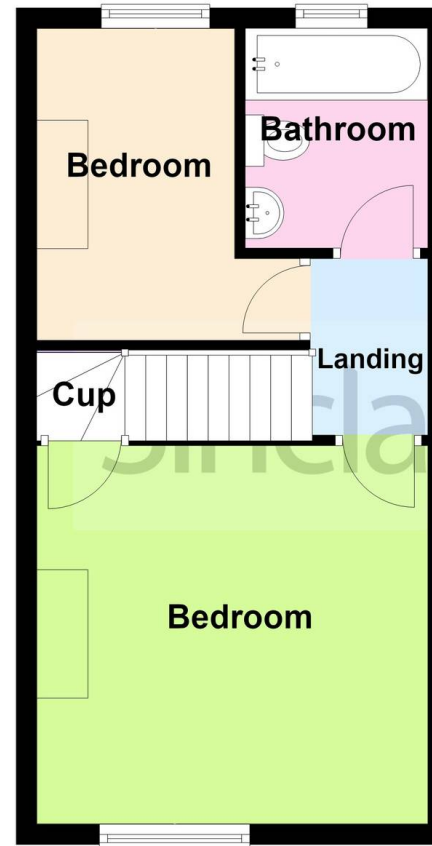




Ground Floor



First Floor





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