

Sinclair



15 School Lane, Newbold Coleorton

£450,000

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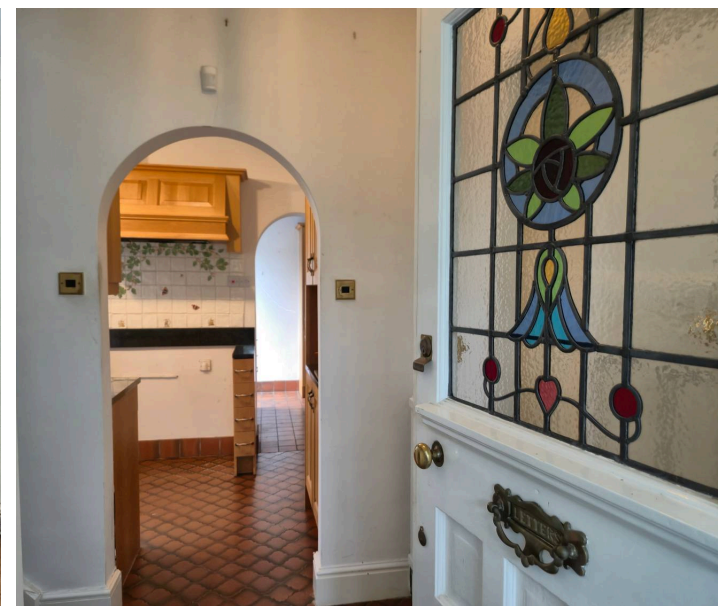
Newbold Coleorton

OFFERED WITH NO UPWARD CHAIN This one of a kind EXTENDED THREE BEDROOM DETACHED HOUSE comes to the market occupying a super location within the popular village of Newbold Coleorton. This property offers a loads of potential within the accommodation which includes entrance porch, kitchen, utility room, lounge/dining room, sitting room, large conservatory, three double bedrooms and the four piece family bathroom. Externally, the properties potential continues to the front, side and rear gardens with far reaching field views along with a workshop, store, outside w.c with ample off road parking and the detached double garage. Early viewings come a highly advised. This property really does deserve an inspection order to appreciate the wealth and potential on offer.

Council Tax band: E

Tenure: Freehold

- No Upward Chain
- One of a Kind Detached Home
- Three Double Bedrooms
- Large Front & Rear Gardens
- Lots of Potential
- Field Views



Entrance Porch

Entered a uPVC front door and accessing the kitchen.

Kitchen

15' 6" x 7' 0" (4.72m x 2.13m)

Inclusive of a range of wall and base units with quartz work surfaces, a one-and-a-half bowl sink and drainer unit with swan neck mixer tap, space and plumbing for multiple appliances, uPVC double glazed bay window to side and further uPVC double glazed window to front whilst having quarry tiled flooring, two chrome heated towel rails and accessing both the inner hall and utility room respectively.

Utility Room

9' 6" x 7' 5" (2.90m x 2.26m)

Continuing from the kitchen, the utility room benefits from a range of wall and base units with quartz work surfaces, a Belfast sink with mixer tap, quarry tiled flooring, uPVC double glazed window to front with adjacent uPVC door and having space and plumbing for appliances.

Inner Hall

Off the kitchen, the inner hall enjoys a timber framed Door with inset opaque lined single glazed panel which accesses the conservatory and features patterned quarry tiled flooring, stairs rising to the first floor and granting access to both the lounge and sitting room respectively.

Lounge/Dining Room

11' 0" x 13' 9" (3.35m x 4.19m)

Having timber flooring, coving, uPVC double glazed bay window to rear, uPVC French doors accessing the conservatory and featuring a log burner mounted on a quarry tiled hearth with brick surround.

Sitting Room

10' 9" x 16' 6" (3.28m x 5.03m)

Enjoying a dual aspect with uPVC double glazed bay window to side and further uPVC double glazed window to front and having timber flooring.



Conservatory

15' 7" x 8' 3" (4.75m x 2.51m)

Being of uPVC double glazed construction and comprising wall lighting, uPVC door accessing the private rear garden and further uPVC French doors accessing the side garden and having quarry tiled flooring.

Landing

Stairs rising to the first floor landing gives way to three double bedrooms and the family bathroom and comprises a uPVC double glazed window to front and timber effect laminate flooring.

Bedroom One

11' 0" x 13' 7" (3.35m x 4.14m)

Enjoying a dual aspect with uPVC double glazed windows to side and rear and having a range of fitted furniture including a fitted bed enclosure, three double wardrobes, dressing unit with window seat and continued timber effect laminate flooring.

Bedroom Two

11' 0" x 8' 5" (3.35m x 2.57m)

Having uPVC double glazed window to side and featuring a fitted wardrobe with dresser and having timber effect laminate flooring.

Bedroom Three

10' 3" x 8' 2" (3.12m x 2.49m)

Having uPVC double glazed window to side and loft hatch.

Family Bathroom

6' 6" x 6' 9" (1.98m x 2.06m)

This four piece suite comprises a vanity wash hand basin with mono bloc mixer tap, low level push button w.c, corner shower enclosure with thermostatic mixer shower tap, a panelled spa bath, chrome heated towel rail, ceramic tiled walls and flooring, extractor fan, inset downlights and having an opaque uPVC double glazed window to side.



Workshop

15' 11" x 7' 6" (4.85m x 2.29m)

Having both light and power with uPVC double glazed window to side and uPVC door.

External Store

Accessible from the private rear garden, the store is entered by uPVC front door.

W.C

Accessible from the private rear garden and comprises a low level push button w.c, wall mounted wash hand basin, quarry tiled flooring and entered via uPVC door.

Front Garden

Enjoying a large plot, the front garden comprises a lawn bisected by an expansive tarmac driveway and is surrounded by box hedging and benefits from a range of shrubs and trees.

Rear Garden

An generously proportioned lawn is complimented by an area of raised timber decking, water point, external power point, wall-lighting and features trees, box hedging borders and far-reaching views.

Driveway

Offering ample off road parking for many vehicles via a tarmac driveway and accessing the double garage.

Double garage

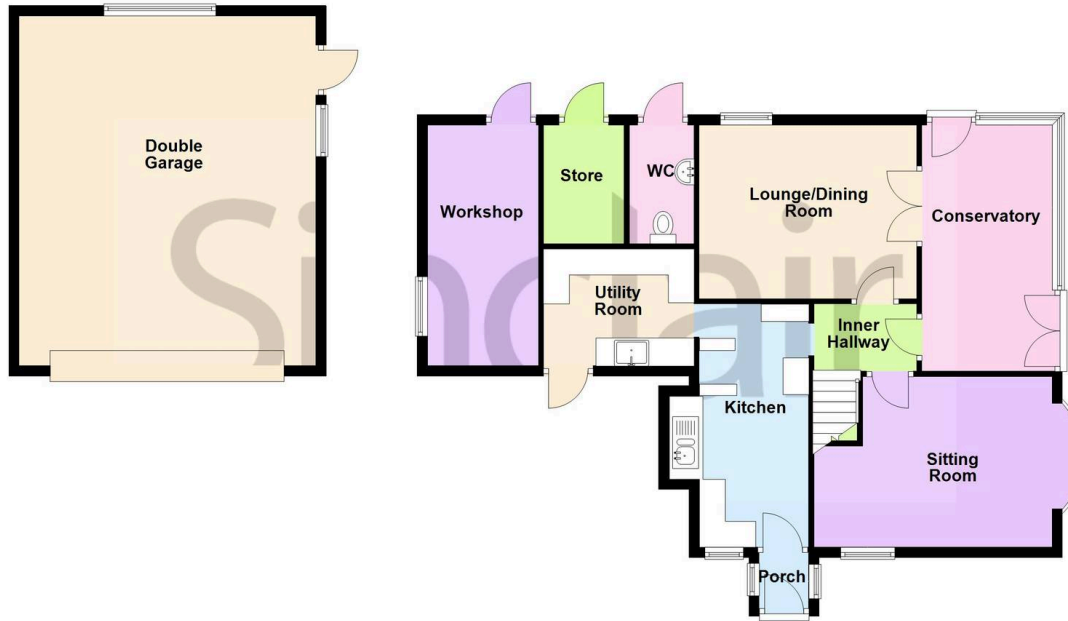
Entered via an electric roller door and having light, power, timber framed single glazed window to rear, uPVC double glazed window to side and having a personnel uPVC door to side.







Ground Floor
Approx. 120.8 sq. metres (1299.9 sq. feet)



First Floor
Approx. 42.8 sq. metres (460.3 sq. feet)





Sinclair Estate Agents

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