

Cloud Hill View

Newbold Coleorton, Coalville, LE67 8PD



Excellent traditional semi detached home offering heaps of potential alongside a lovely village location. There are two reception rooms, kitchen, utility, plus WC, mature gardens, off road parking and the benefit of no upward chain. The property is an ideal first time buy.

Offers in region of £210,000

John German

Newbold Coleorton is a large hamlet in the parish of Worthington, Leicestershire. It is situated in the North West Leicestershire district, approximately midway between the towns of Ashby-de-la-Zouch and Whitwick, just to the north of the B5324 route. Nearby villages include Worthington, Coleorton, Osgathorpe, Thringstone and Swannington. Newbold has a small village school (Newbold Church of England Primary School), a pub (the Cross Keys), and a nature reserve (New Lount Nature Reserve).

The property sits well back from the road and enjoys a cul de sac setting with a central green to the fore. A pathway leads to through the lawned garden to the uPVC entrance door and to the side of the garden is a tarmac drive way providing off road parking for numerous vehicles.

Within the property you will find there is a reception hallway with stairs leading off. The property has the benefit of two reception rooms; a lounge and dining room and both have feature fireplaces with the lounge having a solid fuel fire providing hot water and central heating. Both rooms have windows overlooking the rear garden.

The kitchen has base and wall mounted cabinets wrapping around two sides of the room with a stainless steel sink. Included in the sale is an electric cooker, fridge and freezer and there is a window to the front elevation.

Adjacent to the kitchen is a very useful and practical utility/boot room which has a large Belfast style sink, further base mounted kitchen cabinets and there is also a WC leading off, alongside a coal store and a door leading out to the rear garden.

On the first floor, there is a landing with a front facing window offering views towards the central green, there is loft access, airing cupboard and doors lead off to three excellently sized bedrooms and the family bathroom.

Bedrooms one and two have built in wardrobes alongside rear facing views over the garden with countryside glimpses beyond in the distance. Bedroom three overlooks the front elevation.

The family bathroom is fitted with a white suite and comprises bath, WC and wash hand basin.

Outside to the rear of the property is a side paved area, ideal for bins or as a dog run and the garden to the rear is lovely, laid mainly to lawn with mature planted borders which enjoy a sunny aspect and a great degree of privacy.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

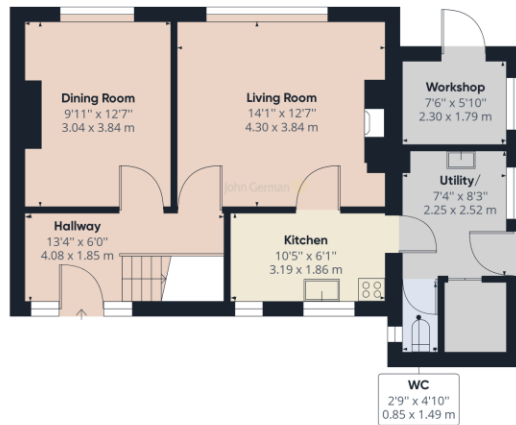
Services: Solid fuel central heating system. No gas. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.nwleics.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/06062023

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
1031.39 ft²
95.82 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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Agents' Notes

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