

Main Street

Normanton Le Heath, Coalville, LE67 2TB

John
German






Main Street

Normanton Le Heath, Coalville, LE67 2TB

£799,000



An excellent family home that is enviably positioned on a plot of circa 0.4 acres right in the heart of the village opposite its historic church. Stylish living space extends to circa 2300 sq.ft and there is potential for extension, plus lovely west facing private gardens with a summerhouse.

This property has a wonderful array of accommodation, perfect for modern day family life. On the ground floor it has an amazing large open plan social living and dining kitchen alongside a through lounge with log burning stove, a useful study/family room whilst on the first floor there are five double bedrooms and two luxury refitted bathrooms.

Normanton Le Heath is a small rural village lying approximately 4 miles away from the market town of Ashby-de-la-Zouch. So much goes on behind the scenes within the village with a vibrant social life for both young and old, with nearby villages at Packington and Heather providing local schooling. The village has an old 13th Century Church and for commuters the M42 provides access to many East and East Midlands towns. Also nearby is Queen Elizabeth's Diamond Jubilee Woodland Park following the planting of 300,000 Native Broadleaf trees. The 460-acre park is now flourishing into a beautiful woodland with bluebells and wooden anemones lighting up the forest floor in the ancient woodland areas in the springtime, and at the lake you will find a wide variety of wildlife.

Accommodation - Knights House has a beautiful position opposite the historic village church and lies back behind mature hedgerow with a sweeping stone chipped driveway with lawn to the side.

Set beneath the canopy porch, a uPVC entrance door opens into a central hallway with stairs leading off alongside a luxury contemporary guest's cloakroom with natural stone flooring and a white suite comprising wall mounted wash basin with glass tiled splash backs and WC. The natural stone flooring runs into the adjacent living room, this is a light and bright room due to its dual aspect windows and sitting at the centre point is a large recessed log burning stove providing a warming focal point. French double doors lead out onto the natural stone patio area and gardens beyond, and a connecting door leads you directly through into the heart of the home - the open plan social living and dining kitchen. This too has natural stone tiled flooring underfoot and features a large dining area which could easily accommodate a 10 or 12 seated table and a curved bay window overlooks the garden. The kitchen itself has a wide range of base mounted cabinets wrapping around two sides of the room with deep drawers and a pull out carousel unit alongside an integral Bosch dishwasher. There is space for a range style cooker, fridge freezer and ample seating area.

Adjacent to the kitchen is the study/family room which has dual aspect windows overlooking the garden and countryside in the distance. An internal door leads from this room into a side enclosed store room which has a door out to the rear.

Return to the hallway and upstairs leading off the long corridor landing you will find there are five truly double bedrooms, all featuring built in or fitted wardrobes. The principal bedroom has a lovely rear aspect over the garden and the benefit of a refitted en suite bathroom comprising a Victorian and Albert freestanding bath, concealed cistern WC and a contemporary wall block top table with wash bowl set above with wall mounted taps.

The family bathroom is similarly well appointed with a white suite and has natural stone tiling in the walk-in shower cubicle that has a Porcelanosa rainfall shower head above, WC and feature double stone wash hand bowls set upon a countertop with wall mounted mixer taps above.

Outside - As previously mentioned the property has a large sweeping driveway approach providing off road parking for numerous vehicles and access to a double integral garage. Side access leads around to the rear and here you will find there is a wide natural stone paved patio area, perfect for outdoor dining and entertaining alongside long gardens mainly to lawn, ideal for family life. A gravelled pathway leads to further seating areas and to a large timber garden building with double entrance doors, light and power.

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

Services: Oil fired central heating. 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.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk

Our Ref: JGA/17082023

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

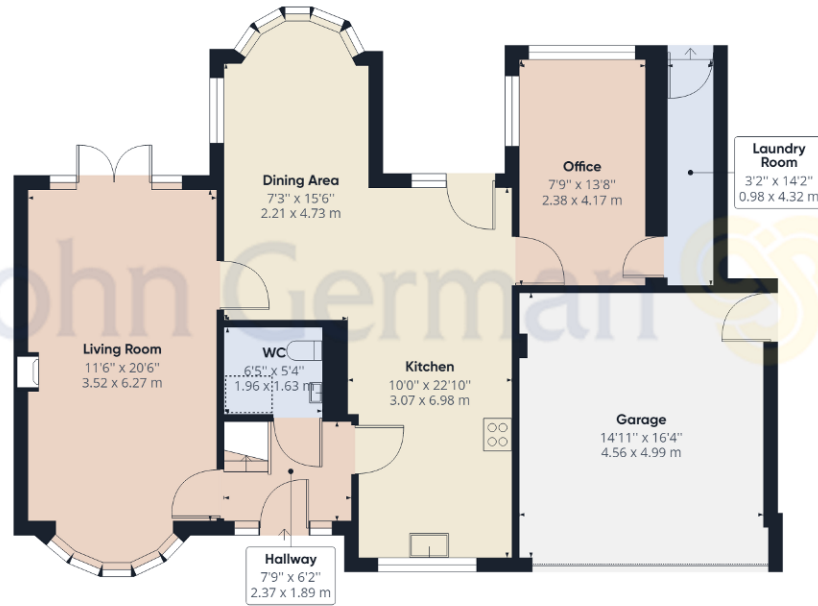












Ground Floor

Approximate total area⁽¹⁾

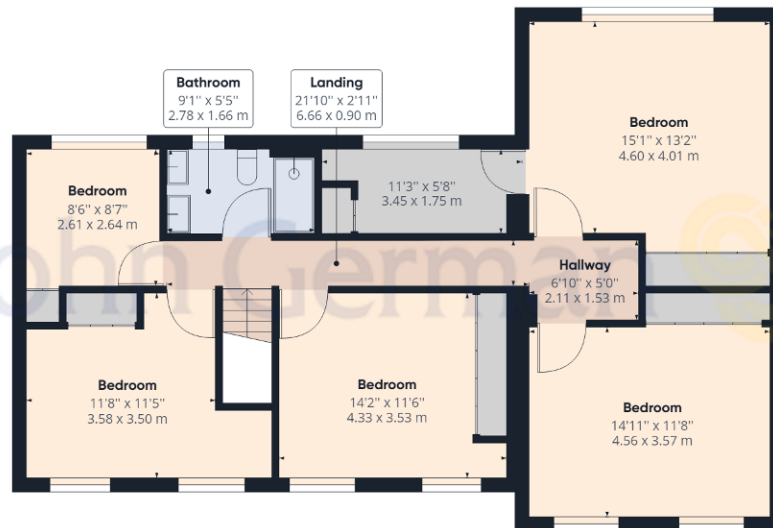
2165.45 ft²

201.18 m²

Reduced headroom

7.47 ft²

0.69 m²



(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



