

# The Pinfold

Newton Burgoland, Coalville, LE67 2SQ

John  
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£435,000

Beautiful extended detached home in a quiet village lane with a rural outlook. Features spacious living room, extended kitchen/family room, luxury main suite with en suite & dressing area, stylish bathroom, utility, landscaped garden, driveway parking & garage/workshop.



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A beautifully presented four-bedroom detached home set in a peaceful village lane, offering spacious and stylish accommodation throughout. Highlights include a large dual-aspect living room with feature fireplace, an extended L-shaped kitchen/dining/family room with oak flooring and French doors to the garden, and a luxurious principal suite with dressing area and en suite wet room. The property also features a re-fitted family bathroom, utility room, private landscaped gardens, ample driveway parking, and a garage with workshop. Perfect for modern family living in a desirable countryside setting.

A half-glazed entrance door, flanked by side glazed panels, opens into a welcoming central reception hallway. Lovely mellow oak flooring flows throughout, extending seamlessly into the kitchen and beyond. A staircase rises to the first floor.

Immediately to your right is a beautifully proportioned living room that spans the full width of the property. A wide walk-in bay window offers charming views of the lane and the countryside beyond. At the heart of the room is a striking feature fireplace wall, complete with an inset log burner set on a stone hearth with an oak beam mantel above. Either side of the fireplace are cleverly designed alcove storage cupboards with fitted shelving.

Next is the heart of the home: an extended, L-shaped kitchen, dining, and family room - the perfect social hub for everyday life and entertaining. Oak flooring continues underfoot, with ample space for a large dining table. The kitchen is equipped with a range of painted base and wall-mounted cabinets, topped with solid timber countertops. Integrated appliances include an induction hob with extractor hood, eye-level oven and grill, and space for a dishwasher and fridge freezer.

The adjoining family room features French double doors that open directly onto the garden, along with a second door to the side leading into the utility room. Here you'll find a Belfast sink, timber countertops, and space for a washing machine and tumble dryer. A UPVC double-glazed window offers views over the garden, and a side door provides further access outside.

Upstairs, stairs rise to a light-filled landing with doors radiating off to four well-proportioned double bedrooms. Bedrooms two and four enjoy wide UPVC double-glazed windows with views over the lane and countryside to the front, while bedrooms one and three overlook the garden.

The principal bedroom is a standout feature - an extended double room offering ample space for a king-size bed, with an adjoining dressing/sitting area. This leads into a beautifully fitted, luxury en suite shower room with elegant tiling to the floors and walls. The suite comprises a WC, feature vanity wash hand basin, and a stylish walk-in, frameless wet-room style shower with glazed screen and dual shower heads, including a statement rainfall shower.

The main family bathroom has also been tastefully re-appointed with a luxury suite featuring a slipper roll-top bath, glazed shower screen, and period-style mixer taps with overhead rainfall shower. Additional features include a chrome heated towel radiator, WC, and a feature wash hand basin with chrome legs and mixer tap, all set against beautifully tiled walls and floors.

#### Outside

The property sits in a peaceful lane within a sought-after village setting, set well back from the road behind a long lawned front garden. A deep block-paved driveway runs to the side, offering parking for multiple vehicles and access to the garage.

The garage has been divided to provide storage at the front and a workshop at the rear, with lighting installed - it could easily be reinstated as a full garage if desired. Gated side access leads to the rear, where you'll discover beautifully landscaped, private gardens. A generous patio area with sleeper edging steps down onto a well-kept lawn, complemented by a second timber decked seating area - ideal for relaxing or entertaining.

#### Location

Discover Newton Burgoland - A Hidden Gem in the Heart of Leicestershire

Nestled amidst rolling countryside and picturesque lanes, Newton Burgoland is one of Leicestershire's best-kept secrets - a charming and peaceful village that perfectly blends rural tranquillity with convenient access to modern life.

This is the kind of place where neighbours still greet each other by name, children play safely, and nature is always just a step away. The village itself is steeped in history, with characterful cottages, a welcoming community, and local landmarks like the acclaimed Belper Arms - reputed to be one of the oldest pubs in the county - offering cosy firesides, hearty food, and a true village pub atmosphere.

For families, the local primary school enjoys a strong reputation, and there's a selection of excellent secondary and independent schools nearby. Surrounding countryside provides endless opportunities for walking, cycling, and outdoor adventures, while nearby market towns like Ashby-de-la-Zouch offer shopping, cafes, and cultural amenities.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** LPG

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/11082025

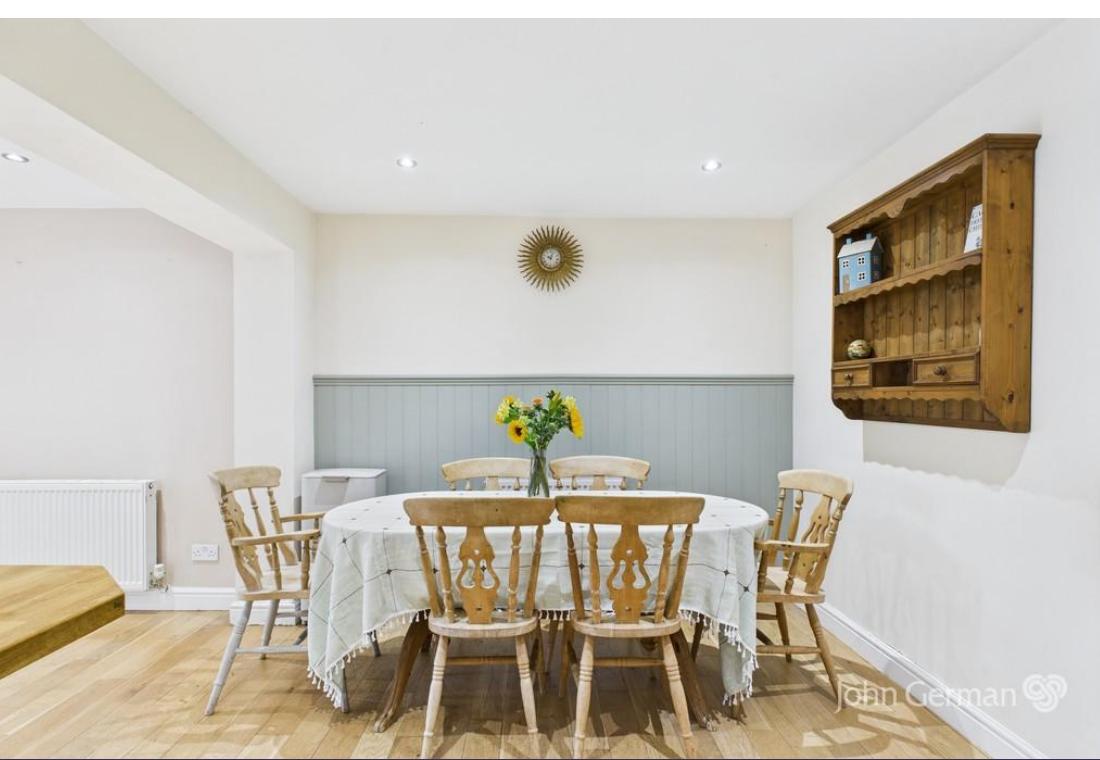
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





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Approximate total area<sup>(1)</sup>

1407 ft<sup>2</sup>

130.7 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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#### Agents' Notes

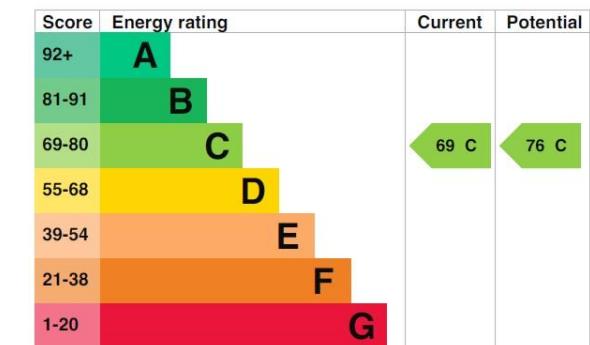
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#### Referral Fees

**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.



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