

School Lane

Newbold Coleorton, Coalville, LE67 8PF



A beautifully extended traditional bay-fronted semi-detached home in a sought-after village setting. Featuring a stunning open-plan living dining kitchen, sitting room with log burner, countryside views, excellent parking and generous gardens.

£285,000



John German

A gorgeous traditional bay-fronted semi-detached home, set within a sought-after village location, which has been thoughtfully extended and improved throughout.

The property briefly comprises a welcoming reception hallway with a guest cloakroom off. To the front is a beautifully presented bay-fronted sitting room featuring a wide bay window with fitted plantation-style shutters. The focal point of the room is an attractive feature fireplace set on a raised hearth with inset wood-burning stove.

To the rear, the home opens into a stunning extended L-shaped open-plan living kitchen and dining space. The kitchen area boasts a part-vaulted ceiling with inset skylights and exposed trusses, creating a light and airy feel. Contemporary high-gloss cabinetry wraps around the space, complemented by solid timber worktops. Integrated appliances include a Siemens hob with extractor over, Bosch oven beneath, dishwasher and fridge freezer. Attractive tiled flooring flows through into the dining area, which provides ample space for a dining table and informal seating. French double-glazed doors open onto a paved patio and the gardens beyond.

To the first floor, the landing features stripped architraves and original pine doors leading to all rooms. There are two generous double bedrooms and a good-sized single bedroom. The rear bedroom enjoys views across the garden and playing fields beyond, while the principal bedroom benefits from a wide bay window with plantation shutters and views across the street to the surrounding Leicestershire countryside. The third bedroom also enjoys pleasant outlooks.

The family bathroom is fitted with a white suite comprising a corner Jacuzzi bath with mains shower over and glazed screen, wash hand basin and WC. There is a tall ladder-style radiator, shower panelling to three walls and a feature ceramic tiled wall.

Outside, there is excellent off-road parking to the front with a double width block-paved driveway. An additional benefit is rear vehicular access offering potential for further parking or a garage, subject to the necessary planning permissions. The rear gardens are mainly laid to lawn with a large patio area and pathway leading to a rear gate. There is also a concrete hardstanding providing space for a large shed.

Agents notes: There is no mains gas.
The property is situated in an ex-mining area.
It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.
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: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Air source heat pump
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/06022026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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