



14 Worthington Lane, Coalville, LE67 8PJ

£800,000

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# Brief Description

Nestled on Worthington Lane in the CHARMING VILLAGE of Newbold Coleorton, this SUBSTANTIAL five-bedroom detached bungalow offers a unique blend of spacious living and stunning natural beauty. Set on a GENEROUS 0.66 ACRE PLOT, boasting breath-taking views of the rolling landscape to the rear, making it an idyllic family home.

A porch leads into a naturally lit and EXPANSIVE entrance hall, complete with a range of CLOAK CUPBOARDS for added convenience. The living room features multiple windows, including a delightful bay fronted window, and sliding doors that open to reveal the PICTURESQUE REAR GARDEN. A feature fireplace with a multi-fuel burning stove adds a touch of warmth and character, while the ceiling enhances the room's SPACIOUS FEEL. The open-plan dining area also enjoys LOVELY VIEWS, creating a perfect setting for family meals and gatherings. An EXTENDED CONSERVATORY further enhances the living space, providing a serene spot to relax.

The well-appointed KITCHEN DINER is equipped with modern wall and base units, an integrated NEF double oven, and a dishwasher, complemented by stylish tile flooring and a convenient WALK-IN PANTRY. A rear lobby offers access to the UTILITY ROOM and the enchanting rear garden.

The inner hall leads to the remaining rooms including a 4 piece family shower room, two further en-suite bedrooms, an office and a staircase that ascends to a converted LOFT BEDROOM. The master suite is PARTICULARLY IMPRESSIVE, featuring built-in wardrobes, French doors that open onto a garden patio, and a LUXURIOUS FOUR-PIECE EN-SUITE BATHROOM complete with an oval bath and double walk-in shower.

Outside, the EXTENSIVE GROUNDS feature multiple lawns, mature trees, and large paved patios, perfect for outdoor entertaining. The property is enclosed, ensuring privacy, and includes additional storage. With the added benefit of solar panels and the option to purchase the ADJACENT 0.5 ACRE PLOT with outline planning permission for a single story dwelling.

£800,000



## ON THE INSIDE

Entrance Porch

Entrance Hall

Living Room 29'4" x 27'11" (8.94m x 8.51m)

Dining Area

Conservatory 7'10" x 11'1" (2.39m x 3.38m)

Kitchen Diner 15'0" x 13'10" (4.57m x 4.22m)

Rear Lobby

Utility Room 12'5" x 6'10" (3.78m x 2.08m)

Pantry

Inner Hall

Master Bedroom Suite 15'5" x 18'1" (4.70m x 5.51m)

Dressing Area 6'11" x 7'7" (2.11m x 2.31m)

En Suite 6'11" x 12'3" (2.11m x 3.73m)



Bedroom 2	12'0" x 14'1" (3.66m x 4.29m)
En Suite 2	
Bedroom 3	7'8" x 18'1" (2.34m x 5.51m)
En Suite 3	8'1" x 5'3" (2.46m x 1.60m)
Bedroom 4	6'9" x 13'11" (2.06m x 4.24m)
Office	6'9" x 9'0" (2.06m x 2.74m)
Family Shower Room	11'9" x 6'5" (3.58m x 1.96m)

#### ON THE FIRST FLOOR

Loft/Bedroom 5

#### ON THE OUTSIDE

Substantial Front, Rear, & Side Gardens

Private Driveway Parking

## Key Features

- Substantial 5 Bedroom Detached Bungalow
- Modern Dining Kitchen
- Substantial Living Accommodation
- Beautiful & Extensive Plot
- Living Area, Dining Area & Conservatory
- Stunning Views Over Neighbouring Landscape
- Three En-Suite Shower Rooms
- Private Driveway
- Within Easy Access To Local Amenities
- Virtual Property Tour Available





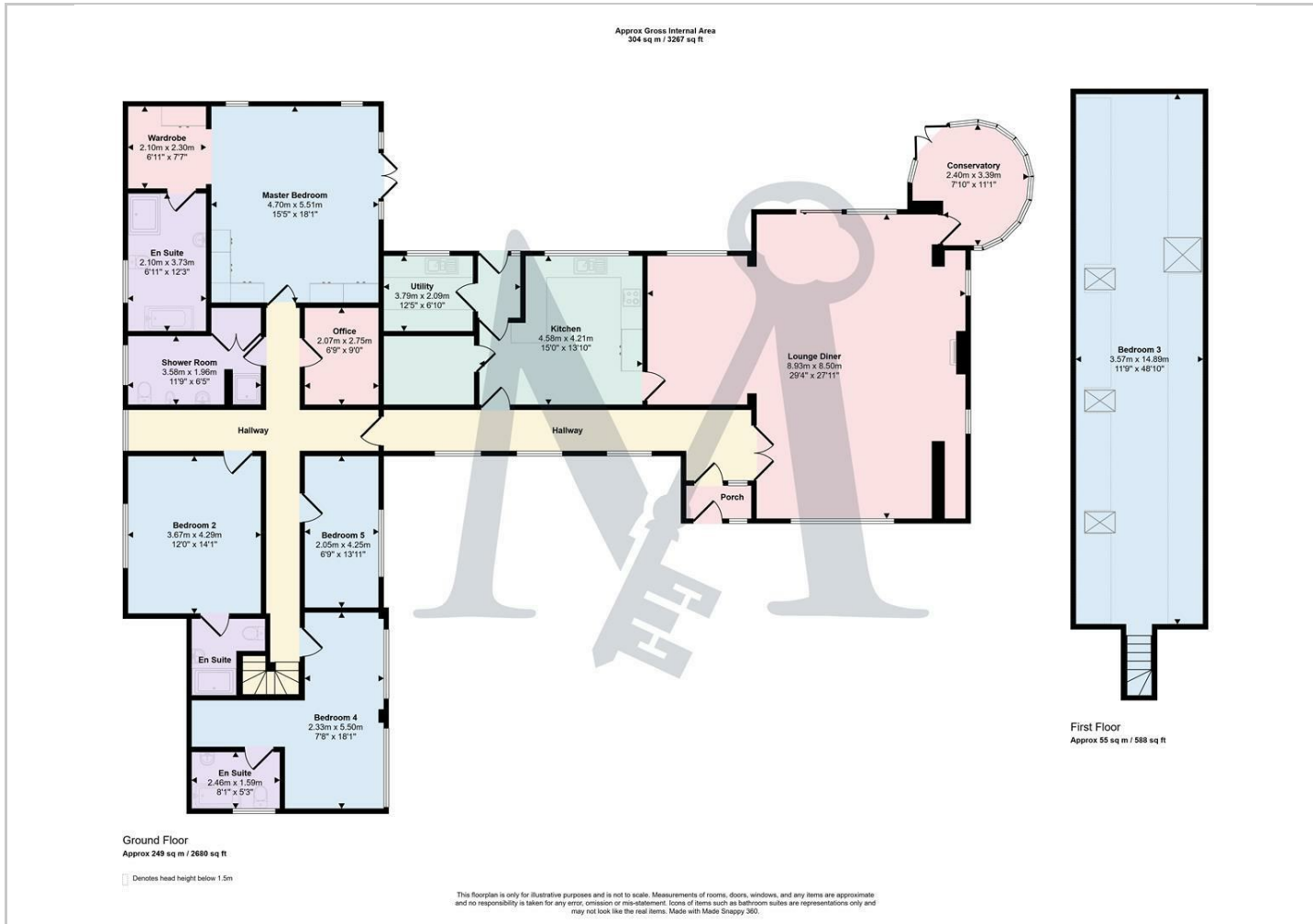




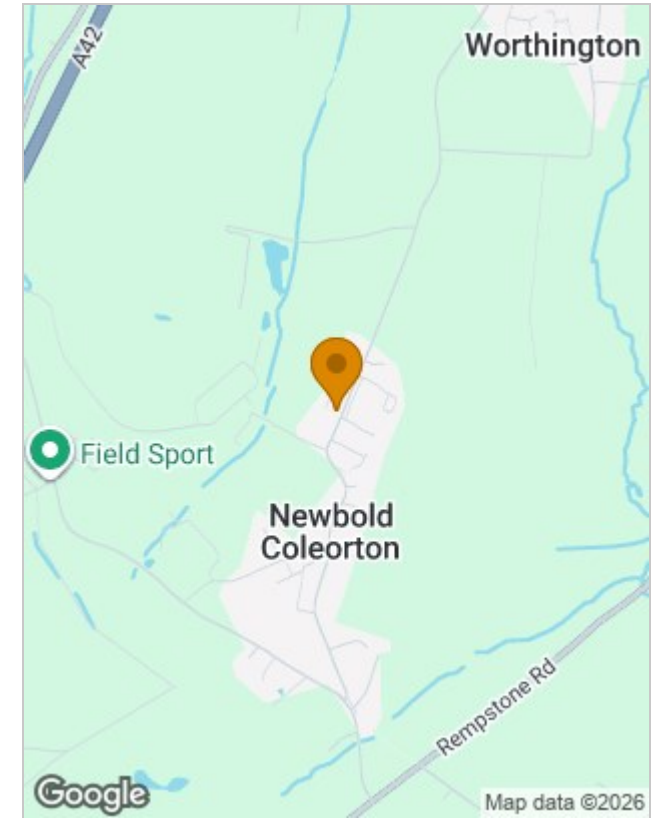




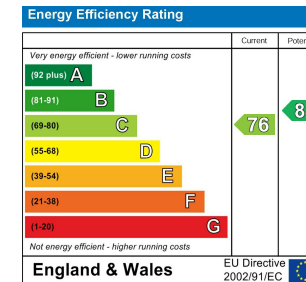
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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