



MAYNARD
ESTATES



Land Adjacent & 14 Worthington Lane, Coalville, LE67 8PJ

£1,050,000

Set on a GENEROUS 1.1 ACRE PLOT in the CHARMING VILLAGE of Newbold Coleorton this a unique opportunity to acquire a substantial bungalow off a private driveway along with an adjacent 'self build' plot with outline planning permission for an additional dwelling, approval number: 24/01399/OUT.

The properties would boast breath-taking views of the rolling landscape to the rear, making it an idyllic home setting.

The existing SUBSTANTIAL five-bedroom detached bungalow offers a unique blend of spacious living and stunning natural beauty.

The home's living room features multiple windows, including a delightful bay fronted window, and features a fireplace with a multi-fuel burning stove that 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 and a convenient WALK-IN PANTRY. A rear lobby offers access to the UTILITY ROOM and the enchanting rear garden.

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



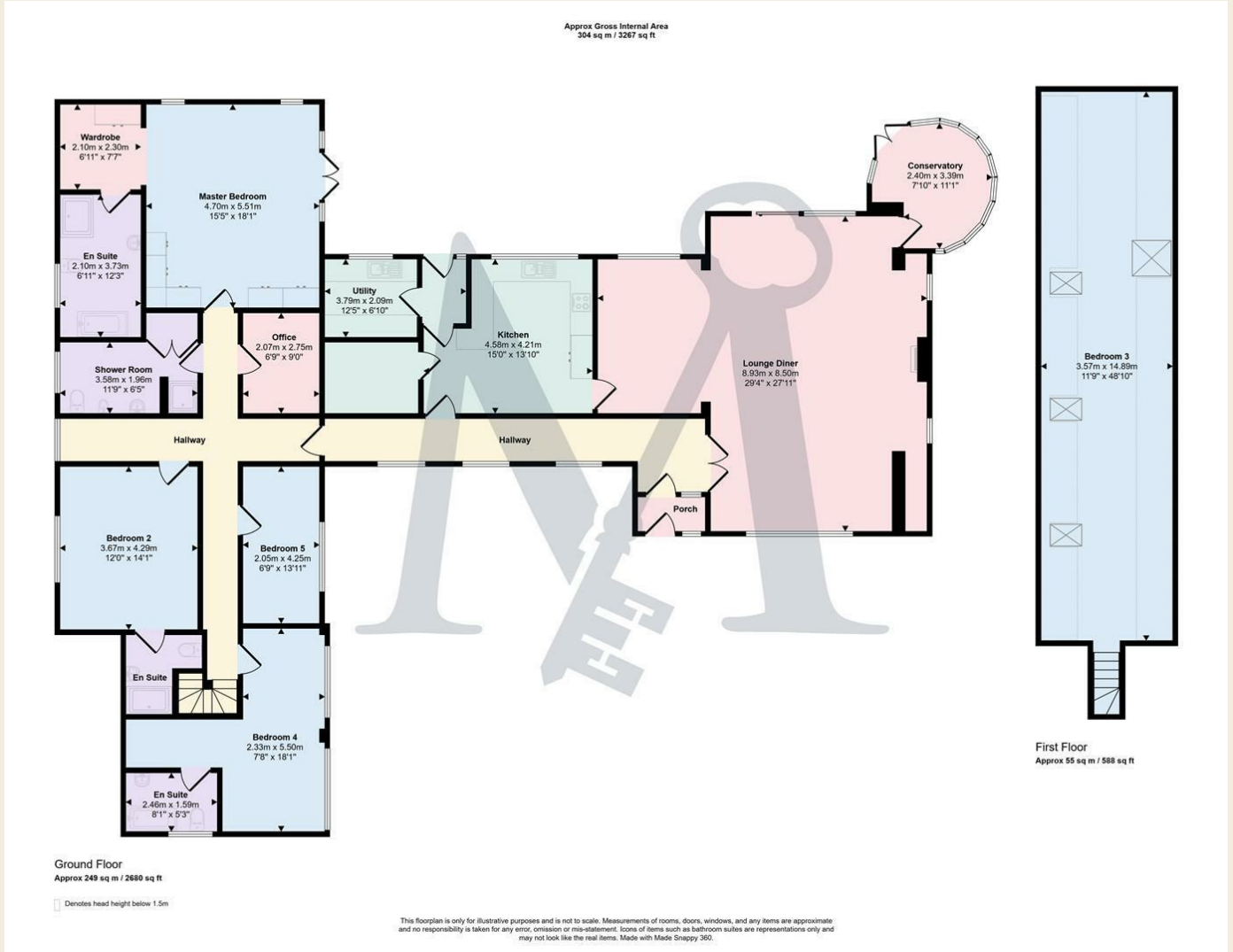
Substantial Front, Rear, & Side Gardens



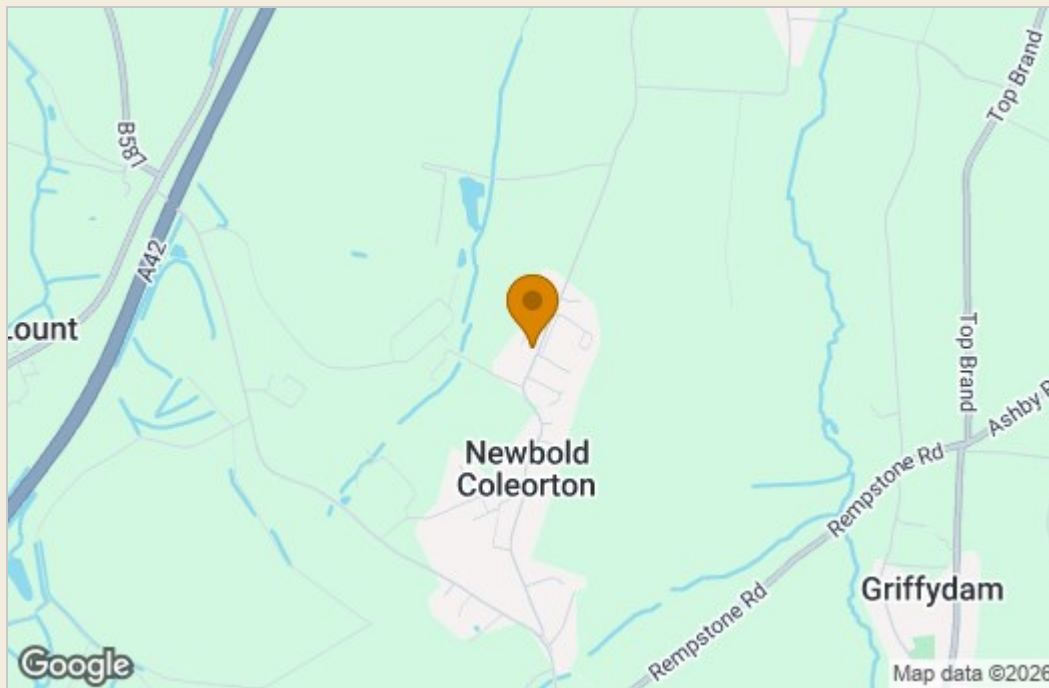
Private Driveway Parking



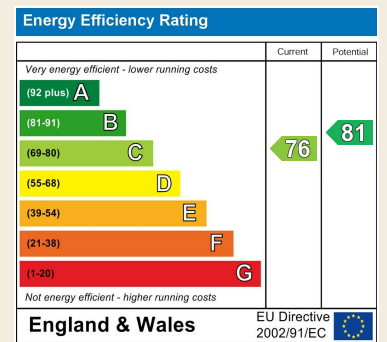
Floor Plan



Area Map



Energy Efficiency Graph



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