



MAYNARD  
ESTATES



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

£999,950

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



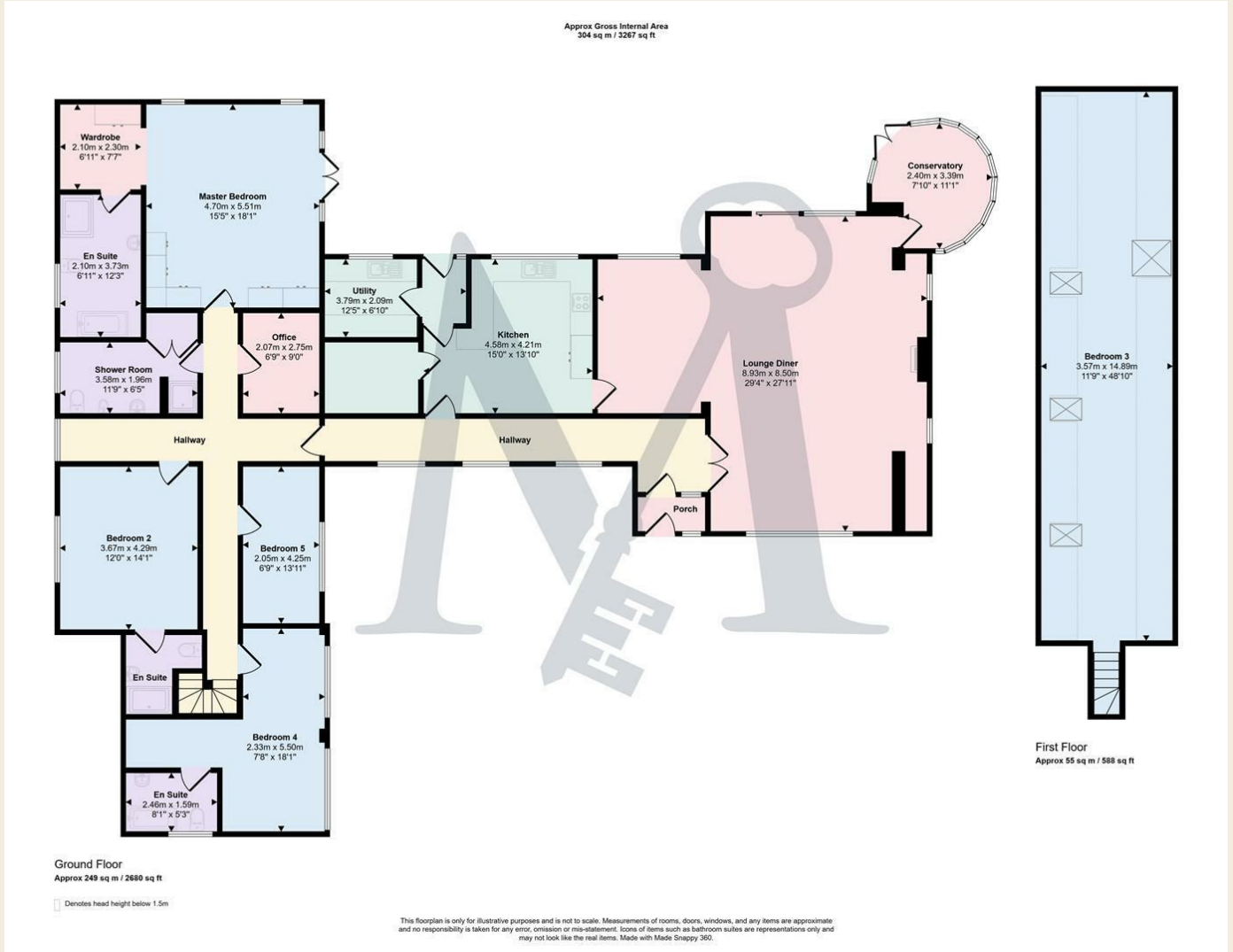
Substantial Front, Rear, & Side Gardens



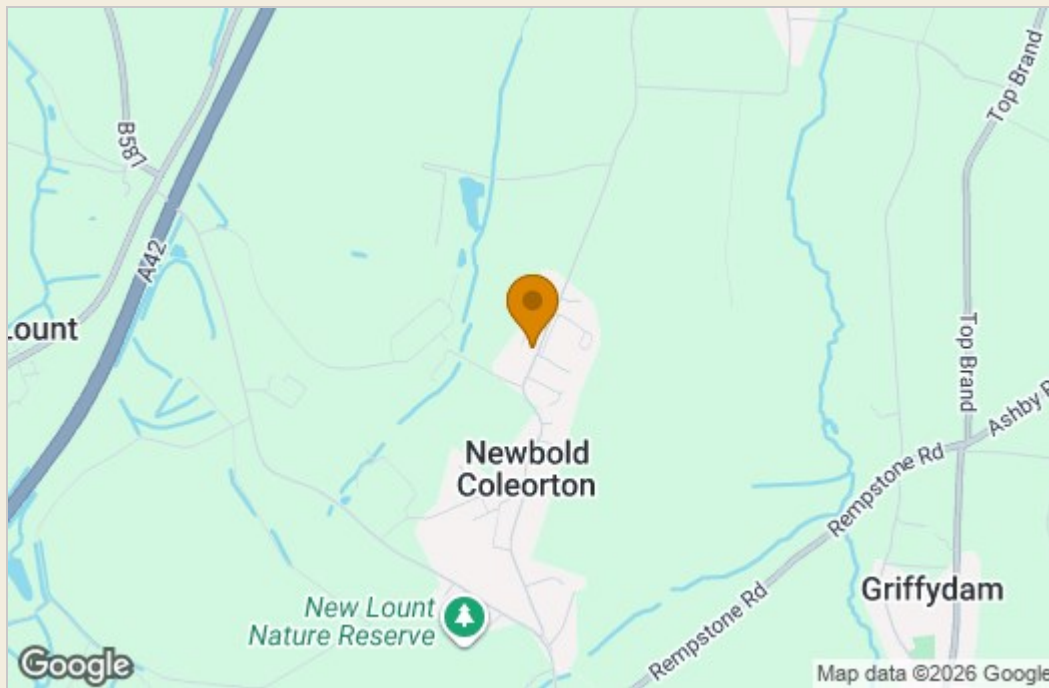
Private Driveway Parking



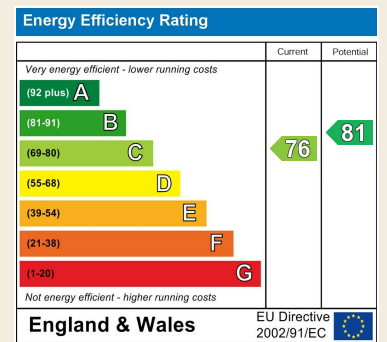
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.