

Mill View Cottage, 29
School Lane,
Newton Burgoland,
LE67 2SL.

£299,000

GENERAL

This beautifully renovated two bedroom property offers the perfect blend of character charm and modern living. Finished to an exceptional standard throughout by the current owner, it has been thoughtfully refurbished and renovated. The accommodation briefly includes on the ground floor an entrance hall with large storage cupboard and w.c, kitchen with patio doors leading to the garden, sitting room and dining room. On the first floor there are two double bedrooms and a family bathroom. Outside the property has two garden areas, a courtyard directly to the rear and a secondary mature garden with outbuildings accessed via a gated walkway from the courtyard. The property has two off road parking spaces.

LOCATION

The village of Newton Burgoland is highly desirable set in some of the prettiest Leicestershire countryside located midway between the market towns of Ashby de la Zouch and Market Bosworth. Amenities in the village include a primary school, which was designated as "good" in its last Ofsted report and the renowned Belper Arms. There are some lovely walks in the area and the exclusive health resort of Champney Springs is close by. There are several private schools in the locality including Dixie Grammar in Market Bosworth and Twycross School. Newton Burgoland is well located for access to the M42 and M1. Birmingham, Leicester, Nottingham, Derby and East Midlands International Airport are therefore all within easy reach.







THE HOUSE
The accommodation is arranged over two floors as follows. Entrance door opens into the entrance hall to the rear of the property. There is also front door access directly into the sitting room.

ENTRANCE HALL
The current owner has created an entrance to the rear of the property, accessed from the parking area. Upon entrance there is tiled flooring, window, large storage cupboard housing the central heating boiler and open doorway to the kitchen. Door to the W.C.

W.C
With low flush lavatory, corner wash hand basin set in a vanity unit, chrome heated towel rail and window to the side.

KITCHEN
Fitted with a range of wood effect wall and base units with quartz surfaces over and inset sink with drainer. There is a range of integrated appliances that include, AEG double oven and microwave combination, Zanussi electric hob with extractor over, Zanussi dishwasher, washing machine and fridge/freezer. There is a window overlooking the driveway area and patio doors leading to the courtyard garden. There is underfloor heating in the kitchen.

SITTING ROOM
12'09 x 10'10
A charming room, the focal point being a fireplace housing the wood burning stove. There are beams to the ceiling, window to the front, central heating radiator, solid oak flooring and door to the dining room.

DINING ROOM
9'09 x 9'08
With window to the front, stairs rising to the first floor, central heating radiator and solid oak flooring.

STAIRS TO THE FIRST FLOOR
Stairs rise from the dining room to the first floor.

FIRST FLOOR LANDING
With doors off to the bedrooms and bathroom. Attic hatch with pull down ladder leading to boarded attic space. Window the rear.

BEDROOM ONE
10'10 x 10'05 to wardrobes
A lovely room with open countryside views to the front, fitted wardrobes, carpeted flooring and central heating radiator.

BEDROOM TWO
9'11 x 9'09
With open countryside views to the front, fitted wardrobed, carpeted flooring and central heating radiator.

BATHROOM
11'01 x 7'09
A stylish and spacious family bathroom with white suite comprising bath with shower attachment to the taps, large shower cubicle with rainfall and riser bar shower heads. wash hand basin and low flush lavatory. There is a window to the side, chrome heated towel rail and useful storage cupboard.

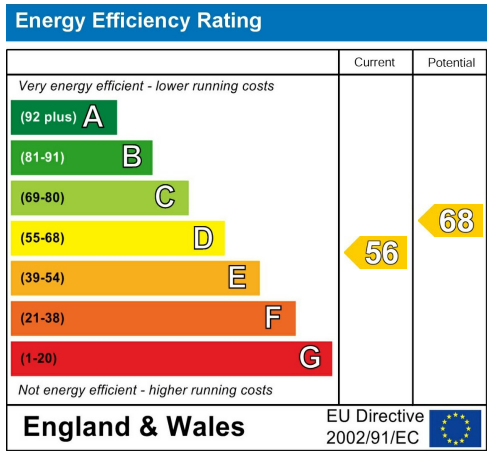
OUTSIDE
Outside the property has a parking space directly to the rear outside the newly created entrance hall along with another space at the bottom of the remote garden.

THE GARDEN
There is a courtyard garden directly to the rear of the property with gated access to the parking area. From the courtyard garden there is a gated walkway leading to the secondary garden. This space is mainly laid to lawn with mature boarders and hedging. There are four outbuildings each with individual entrance doors. Gated access to the second parking spot.

OUTBUILDINGS
Situated in the main garden, there are four in total each with their own door. Could be converted to a usable space subject to relevant planning consents.

COUNCIL TAX
North West Leicestershire - Band B















Ground Floor

1st Floor



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