

# SUPERIOR HOMES

# ROYSTON & LUND



# Newton Lodge, 9 Francis

| LE67 2SD

Guide Price £1,100,000

guide Price £1,100,000 to £1,200,000 - NO UPWARD CHAIN

A stunning detached property that has been extensively renovated throughout to an exceptionally high standard but keeps the original character of the home. Set in approximately 0.4 acre with views over adjacent meadow land. The property has an annex above the garage with a separate entrance ideal for multi-generational living.

Entering the property into the spacious hall way with stairs leading to the first floor you are greeted with a bright airy sanctuary. To the left there is a large dining room with windows to the front and the side aspect. There is a multi-fuel burner set in an open Inglenook fireplace.

Back into the hall there is access to spacious kitchen/diner with a beautifully appointed HolmeTree bespoke kitchen with a central island housing an AGA with extractor above; there is also a Rangemaster double oven with a 5 ring induction hob. The kitchen also has a built-in dishwasher, fridge/freezer and has a Quooker Tap and Grohe cold/sparkling drinking water. Additionally there is a water softener system which serves the whole property. The dining space looks over the garden and fields beyond with bi-fold doors opening into the garden. There is a utility room accessed from the kitchen with a door leading to the garage and annex above.

Off the hall way there are glazed double doors into an outstanding living/reception room; with a multi-fuel burner set in Bee Hive fire place and an oak cathedral ceiling.

Accessed from the hallway there are three further rooms, one currently used as a bedroom with a well-appointed en-suite, there are 2 further rooms; one currently being used as an office that can easily be used as a bedroom, a further room used as a snug but again could be used as a bedroom. There is a shower room with a modern suite.





- Guide Price Range £1,100,000 - £1,200,000
- A Lovingly Renovated Detached Four/Five Bedroom Family Home
- Separate Annex Above the Garage With Independent Living
- Approx. 0.4 acres Of South Facing Garden
- Far Reaching Countryside Views
- Living Room With A Cathedral Ceiling Overlooked By A Glazed Minstrel Gallery/landing
- Five Bathrooms, Three Of Which Are En-suite
- Double Garage, Garden Cabin.
- Oil Fired Central Heating, Solar Panels
- Freehold - EPC Rating D - Council Tax Band G





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Newton Burgoland is a village in the civil parish of Swepstone and Newton Burgoland, in the North West Leicestershire. Just a short drive to Ashby-de-la-zouch.

The place-name is first showed in the Domesday Book of 1086, where it appears as Neutone. It is referred to as Neuton Burgilon in 1390. The name "Newton" means "new homestead or village". The "Burgoland" element refers to the Burgilon family.

The village has a public house, "The Belper Arms", which is identified as the oldest pub in Leicestershire. The pub dates back to 1290 when which it was named "The Shepherd and the Shepherdess Inn". During the Second World War, the village was highly affected by German bombing which took place in surrounding villages such as Odstone, Measham and Heather. In 1940, evacuees were escorted to the village notably from Coventry, Birmingham and London to escape the bombing in such cities. Nearby Gopsall Hall was later requisitioned as a barracks for British soldiers during the war, who visited public houses in Newton Burgoland such as "The Belper Arms" and "The Spade Tree".

The village has a primary school situated on School Lane. Children attending the school typically transfer when aged 11 to Ibstock Community College, The Market Bosworth School or elsewhere.

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.



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential

**EPC**

61

75

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