

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



51 PETERS AVENUE, NEWBOLD VERDON, LE9 9PR

OFFERS OVER £280,000

NO CHAIN. Spacious detached family home on a large sunny plot with open views to rear. Sought after and convenient cul de sac location within walking distance of the village centre including shops, junior school, doctors surgery, parks, bus service, takeaways, public houses, open countryside and good access to major road links. In need of modernisation benefiting from gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hallway, through lounge dining room, dining kitchen, rear lobby utility room and separate WC. 3 good bedrooms and bathroom. Wide driveway to large single garage. Large sunny rear garden. Ample room to extend (subject to planning permission). Contact agents to view.



TENURE

Freehold

Council tax band C

ACCOMMODATION

Hard wood and glazed front door with outside lighting to

ENTRANCE HALLWAY

With single panelled radiator, built in cloaks cupboard, thermostat for central heating system, stairway to first floor with useful under stairs storage cupboard. Wood glazed door to

THROUGH LOUNGE DINING ROOM

23'3" x 10'11" (7.09 x 3.35)

With original tiled fireplace, two radiators. Wooden glazed door to



DINING KITCHEN TO REAR

8'11" x 16'4" (2.72 x 4.98)

With double drainer stainless steel sink unit, mixer tap above, cupboard and drawers beneath. Further matching floor mounted cupboard units and drawers, contrasting working surfaces above. Further wall mounted cupboard units and one tall larder unit. Appliance recess points, plumbing for automatic washing machine, electric cooker point, radiator. Wood glazed door to



REAR LOBBY

With communicating door to garage. UPVC SUDG door to rear garden. Door to

SEPARATE WC

With low level WC. Door to

BOILER ROOM/ UTILITY ROOM

5'5" x 4'11" (1.67 x 1.50)

With venting for a tumble dryer, fitted shelving, floor standing gas boiler for central heating and domestic hot water.

FIRST FLOOR LANDING

With single panelled radiator, loft access.

REAR BEDROOM ONE

11'10" x 10'11" (3.63 x 3.35)

With radiator.



BEDROOM TWO TO FRONT

10'11" x 10'11" (3.35 x 3.35)

With radiator.



BEDROOM THREE TO REAR

8'11" x 11'11" (2.72 x 3.64)

With radiator. Door to the airing cupboard housing the lagged copper cylinder for domestic hot water.



BATHROOM TO FRONT

5'11" x 7'10" (1.81 x 2.40)

With white suite consisting panelled bath, pedestal wash hand basin, low level WC, radiator.

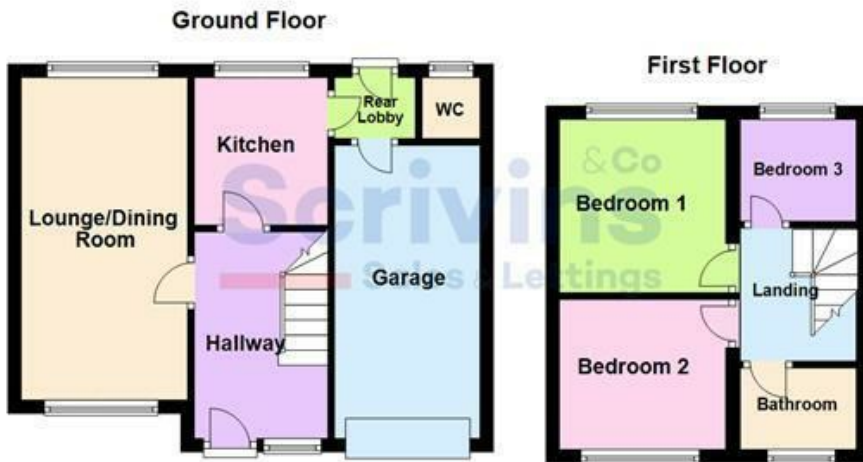
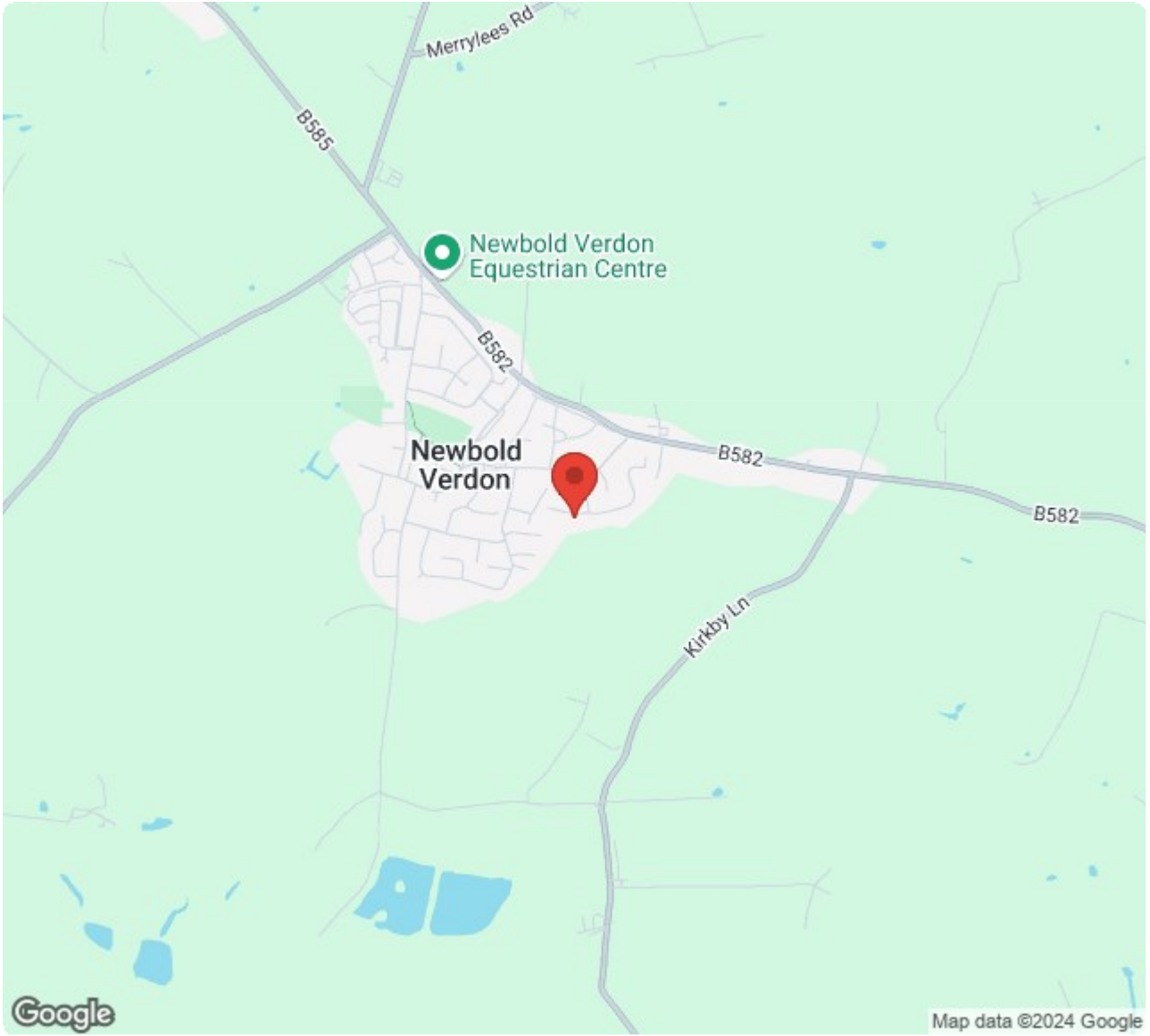


OUTSIDE

The property is nicely situated in a cul de sac, set back from the road screened behind fencing. With a full width tarmacadam driveway to front offering ample car parking and leading to a large single garage (6.20m X 2.55m). With up and over door to front, window to side, houses the meters, light and power. A timber gate and slabbed pathway lead down the side of the property, where there is an outside tap, to the good sized fenced and hedged rear garden which has a full width slabbed patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn. The garden has a sunny aspect and open views to rear.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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