

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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4 CADLE STREET, NEWBOLD VERDON, LE9 9PA

OFFERS OVER £230,000

Spacious traditional semi detached family home on a large sunny plot. Popular and convenient location within walking distance of the village centre including a parade of shops, primary school, doctors surgery, public house, takeaways, open countryside and good access to major road links. Well presented and refurbished including white panel interior doors, spindle balustrades, coving, ceramic tiled flooring, modern fitted kitchen and bathroom Gas central heating and UPVC SUDG, offers open porch, entrance hall, shower room, through lounge dining room and breakfast kitchen. Three good bedrooms, two with fitted wardrobes and family bathroom with shower. Impressive driveway offers ample car parking. Attached brick built side entry to study, shower room and store room or utility room and large sunny rear garden with covered entertaining area. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

Open pitched and tiled canopy porch with over head lighting. Attractive black composite panel and sealed unit double glazed front door to

ENTRANCE HALLWAY

With single panelled radiator, coving to ceiling, built in floor to ceiling meter cupboard. Stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath. Door to

SHOWER ROOM

6'5" x 2'10" (1.96 x 0.88)

With white suite consisting fully tiled walk in shower with glazed shower door, wall mounted sink unit, low level WC. Contrasting fully tiled surrounds including the flooring, chrome heated towel rail and extractor fan. Attractive white panelled and glazed interior door leads to



THROUGH LOUNGE DINING ROOM L SHAPED

17'8" (max) x 13'0" (max) (5.41 (max) x 3.97 (max))

With two radiators, TV aerial point including Sky, coving to ceiling. Chrome light switch. UPVC SUDG sliding patio doors leading to the rear garden.



REAR FITTED DINING KITCHEN

10'8" x 12'9" (3.27 x 3.90)

With a range of grey fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units, a four and a three drawer unit, solid oak working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath. Stainless steel chimney extractor hood above. Tiled splashbacks, further matching range of wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine. Ceramic tile flooring, feature fireplace including a black cast iron multi fuel stove with solid oak beam above, fitted shelving to side alcove housing the gas meter. UPVC SUDG door leading to the rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, radiator, built in airing cupboard, built in storage cupboard over the stairs. Coving to ceiling, large loft access with extending aluminium ladder for access, the loft is partially boarded with lighting and also houses the gas condensing combination boiler for central heating and domestic hot water. Attractive white six panel interior door to

REAR BEDROOM ONE

12'10" x 10'8" (3.93 x 3.27)

With a range of bedroom furniture consisting one double and one single wardrobe with mirror glazed doors, radiator. TV aerial lead.



REAR BEDROOM TWO

13'2" x 10'10" (4.03 x 3.32)

With a range of bedroom furniture consisting two double and one single wardrobe units with mirrored glazed doors. Radiator, TV aerial lead.



FRONT BEDROOM THREE

7'11" x 9'8" (2.42 x 2.96)

With radiator, TV aerial lead



FRONT BATHROOM

6'5" x 5'6" (1.97 x 1.70)

With white suite consisting panelled bath, mixer tap and shower attachment above. Pedestal wash hand basin and low level WC, contrasting fully tiled surrounds including the flooring. Chrome heated towel rail.



OUTSIDE

The property is set well back from the road, screened behind panelled fencing, having a full width slabbed and stoned driveway to front offering ample car parking, with an outside electric car charging point. There is a good sized fully fenced enclosed rear garden which has a sunny aspect, having a covered full width timber decking patio adjacent to the rear of the property, ideal for entertaining. Beyond which the garden is principally laid to lawn, there is also a large slabbed and slate patio and a metal shed. To the side of the property a UPVC SUDG door leads to

Study

3.97 x 2.47

With wall mounted electric panel heater, light and power, door to

Shower Room

1.56 x 2.37

White white suite consisting fully tiled shower cubicle, glazed shower doors, pedestal wash hand basin, low level WC. Extractor fan, laminate wood strip flooring.

Utility Room/Study

3.55 x 3.12

With wall mounted electric panel heater, light and power, UPVC SUDG door to the front of the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(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			
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