

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

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9 ARNOLDS CRESCENT, NEWBOLD VERDON, LE9 9LD

ASKING PRICE £195,000

Spacious modern semi detached house. Sought after and highly convenient location within easy walking distance of the village centre including a parade of shops, primary school, doctors surgery, bus service, parks, takeaways, public houses, open countryside and with good access to major road links. In need of updating benefiting from gas central heating and UPVC SUDG. Offers entrance porch, entrance hall, dining kitchen and lounge. Two double bedrooms (could be made into three bedrooms) and bathroom. Driveway to single garage. Front and enclosed rear garden. Contact agents to view. Carpets, blinds and white goods included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Open canopy porch, UPVC SUDG doors to

ENTRANCE PORCH

Further wooden glazed door to

ENTRANCE HALLWAY

With single panelled radiator, wall mounted consumer unit, stairway to first floor with stained spindle balustrades. Door to

FRONT DINING KITCHEN

8'0" x 13'7" (2.44 x 4.15)

With single drainer stainless steel sink unit, double base unit beneath. Further matching range of floor mounted cupboard units and drawers, contrasting formica working surfaces above, tiled splashbacks. Further matching wall mounted units and one tall larder unit. Appliance recess points, plumbing for automatic washing machine. Electric cooker and washing machine included. Floor mounted gas boiler for central heating and domestic hot water with digital programmer. Radiator.



REAR LOUNGE

14'9" x 12'7" (4.52 x 3.86)

With two radiators, TV aerial point. SUDG sliding patio doors to the rear garden.



FIRST FLOOR LANDING

With stained spindle balustrades, door to the airing cupboard housing the lagged copper cylinder, fitted immersion heater for supplementary and domestic hot water. Loft access.

REAR BEDROOM ONE

14'9" x 10'7" (4.52 x 3.24)

With built in double wardrobe, double panelled radiator. This room could easily be made into two bedrooms.



FRONT BEDROOM TWO

11'3" x 8'0" (3.43 x 2.44)

With built in double wardrobe, single panelled radiator.



FAMILY BATHROOM TO FRONT

6'3" x 6'7" (1.93 x 2.02)

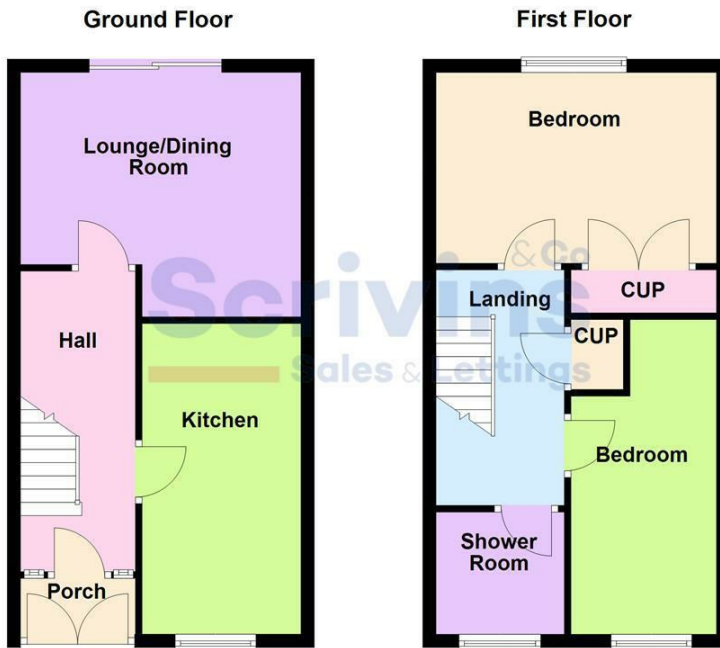
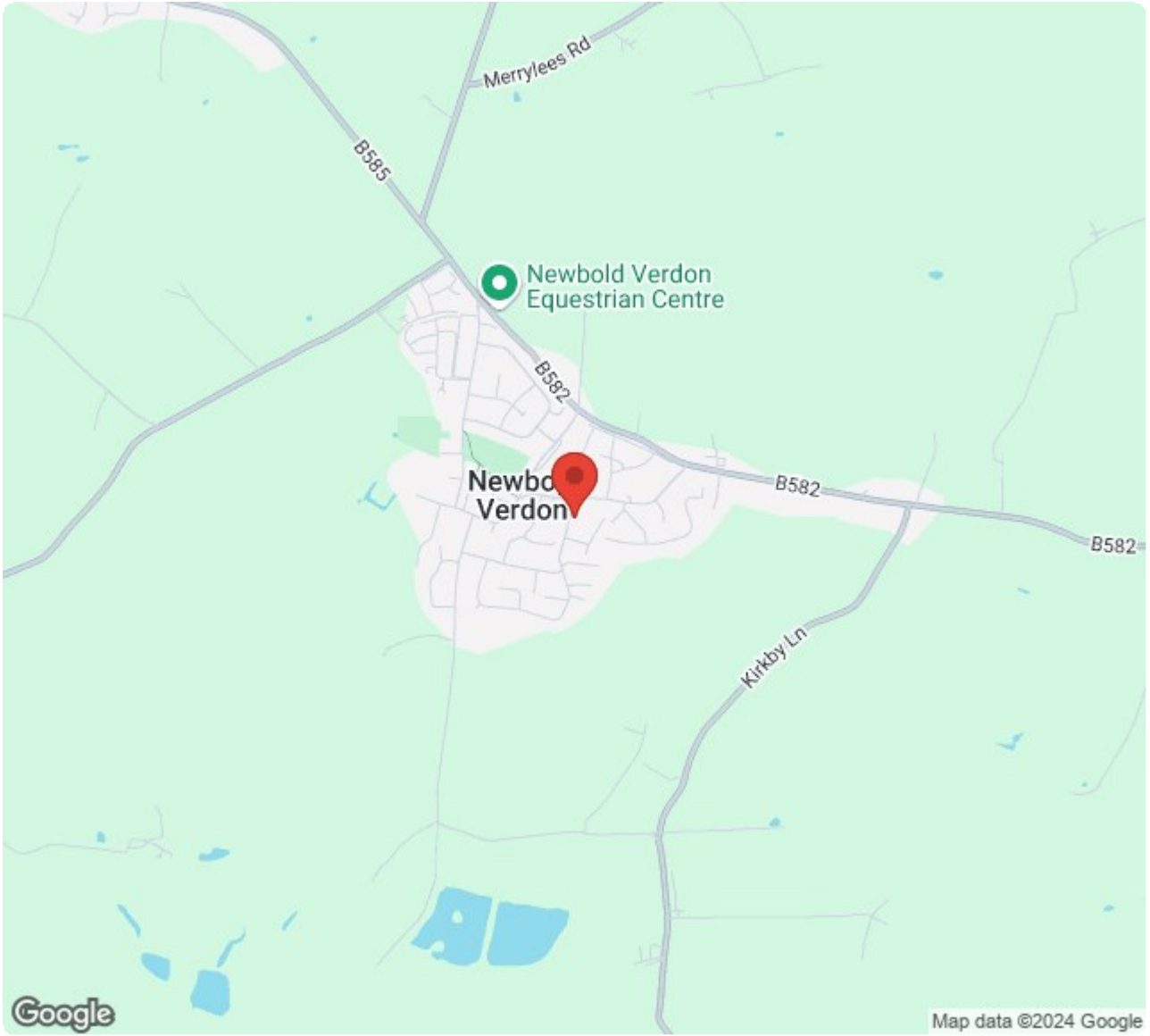
With panelled bath, main shower unit above. Pedestal wash hand basin, low level WC. Contrasting fully tiled surrounds. Radiator.



OUTSIDE

The property is set back from the road, screened behind a brick retaining wall. Front garden is principally laid to lawn. A Tarmacadam driveway leads down the side of the property to the brick build garage 2.49m x 4.91m with up and over door to front, rear pedestrian door, light, power and a pitched roof offering further storage. Fully fenced and enclosed rear garden with a full width slab patio adjacent to the rear of the property, beyond which the garden is mainly laid to lawn with surrounding beds. Timber shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		54	
(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			
England & Wales		EU Directive 2002/91/EC	



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