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### 7 CREW LANE, NEWBOLD VERDON, LE9 9QE

**60% SHARED OWNERSHIP £140,000**

NO CHAIN! 60% SHARED OWNERSHIP. Modern 2014 Bloor Homes semi detached home. Sought after and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors' surgery, public houses, and good access to major road links. Well presented including white panelled interior doors, LVT flooring, wired in smoke alarms, spindle balustrades, gas central heating, solar panels, and UPVC SUDG. Offers canopy porch, entrance hallway, kitchen and lounge dining room. Two bedrooms (main with fitted wardrobe) and family bathroom with shower. Double length tarmacadam driveway to side. Enclosed good sized rear garden with shed. Carpets, blinds, light fittings and curtains included.



## TENURE

Leasehold

113 years remaining on the lease.

Rent/ Ground rent charge: £223.35 per month

Service / Building insurance charge: £8.59 per month

Management charge: £1.29 per month

Charges are paid to Midland Hart.

## ACCOMMODATION

The property has a Simplisafe security doorbell camera, rear camera and all external doors and windows are alarmed. Canopy porch with outside lighting and composite front door offer access to

### ENTRANCE HALLWAY

With LVT flooring, stairway to first floor with spindle balustrades, consumer unit, telephone point internet access, coving to ceiling and wired in smoke alarm. Meter for the solar panels. Control for burglar alarm which can be remotely controlled via an app . Thermostat for the central heating on the ground floor. White panelled interior door to



### KITCHEN TO FRONT

10'2" x 6'7" (3.11 x 2.02)

With a range of floor standing kitchen units in grey with roll edge working surface above and inset one and a half bowl stainless steel sink unit with drainer and mixer tap, cupboard beneath. Four ring induction hob with Indesit oven and grill beneath and extractor above. White tiled splashbacks. Fridge, chest freezer and washer dryer are included. Further range of wall mounted cupboard units in grey. Inset ceiling spot lights, LVT flooring and single panelled radiator.

## WC

With low level WC, pedestal wash hand basin, single panelled radiator, extractor fan and LVT flooring.



### LOUNGE DINING ROOM

13'6" x 10'9" (4.13 x 3.29)

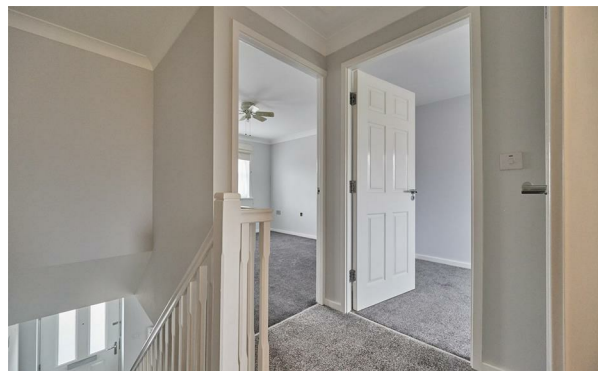
With LVT flooring, two single panelled radiators, TV and telephone points, ceiling fan lights and UPVC SUDG door to the rear garden. A under stairs storage cupboard houses the solar powered electric heater (not currently connected), shelving, power and light.





## FIRST FLOOR LANDING

With a cupboard housing the Baxi gas combination boiler for central heating and domestic hot water. Loft access with lighting. Wired in smoke alarm.



## BEDROOM ONE TO FRONT

11'2" x 13'6" (3.42 x 4.13)

With a built in mirrored fronted wardrobe with shelving and rail. Single panelled radiator and thermostat for central heating on the first floor, TV aerial point and TV bracket on the wall. With a cupboard housing the solar panel battery storage and inverter.



## BEDROOM TWO TO REAR

7'1" x 12'2" (2.16 x 3.72)

With single panelled radiator, TV aerial point and telephone point.



## BATHROOM TO REAR

6'1" x 7'4" (1.87 x 2.26)

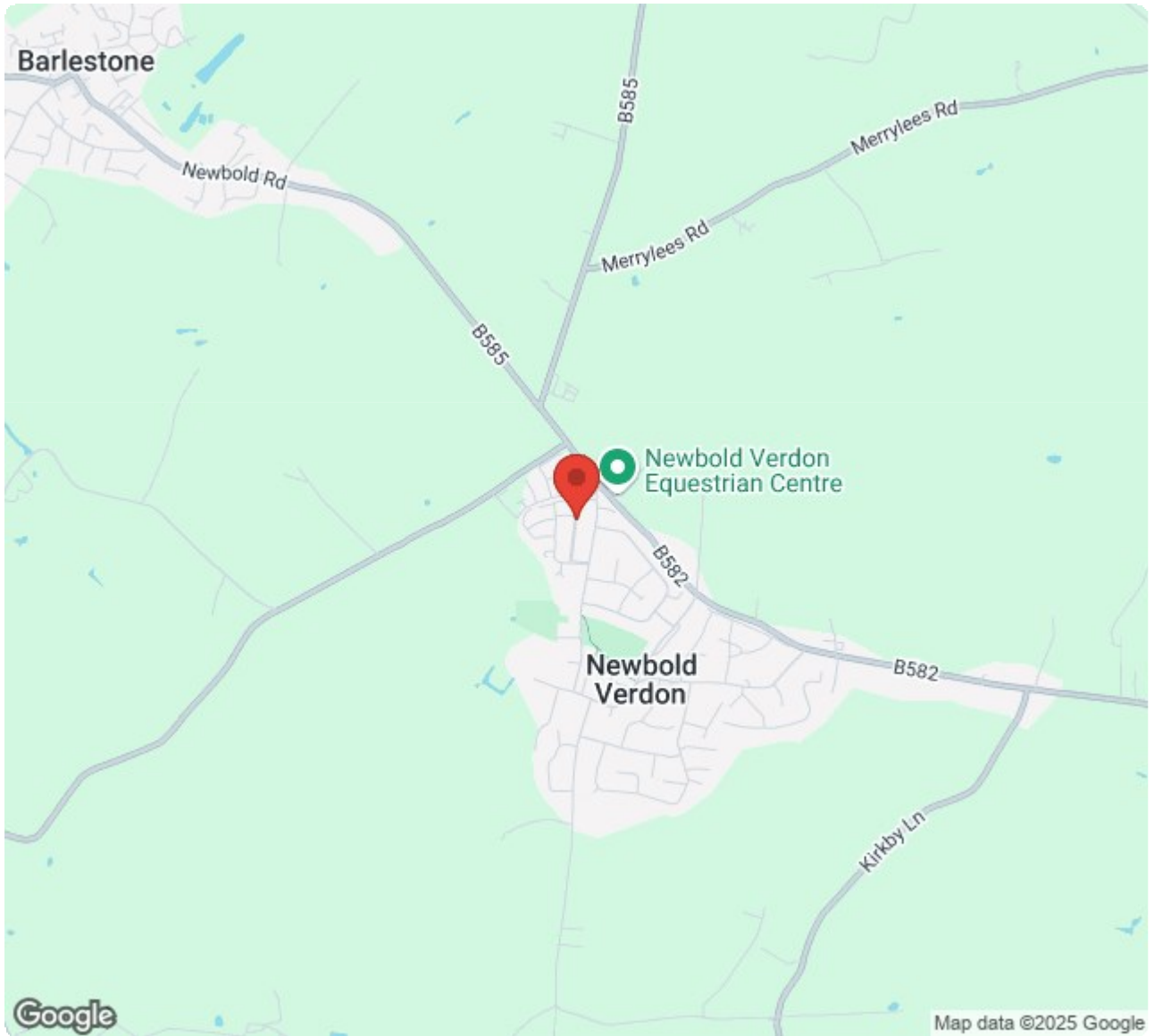
With a white suite consisting of a panelled bath with rainfall mixer shower above. Vinyl flooring, single panelled radiator, low level WC, pedestal wash hand basin, tiled surrounds, extractor fan, inset ceiling spotlights and shaver points.



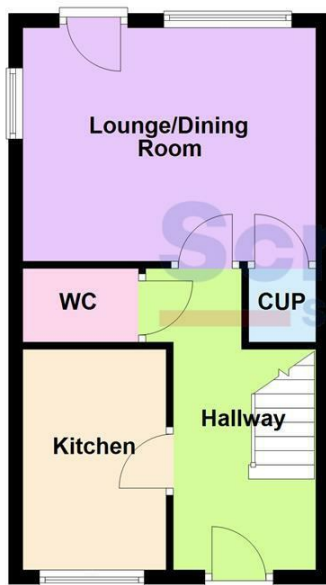
## OUTSIDE

The property is nicely situated, in a cul de sac, with a double length tarmacadam driveway to side and timber gate offering access to the rear garden. Gas and electric meters. The rear 'L' shaped garden is fully fenced and enclosed with a slabbed patio adjacent to the rear of the property with outside lighting, tap and water butt. Beyond which the garden is principally laid to lawn. A slabbed pathway down the side of the garden offers access to a shed (included).

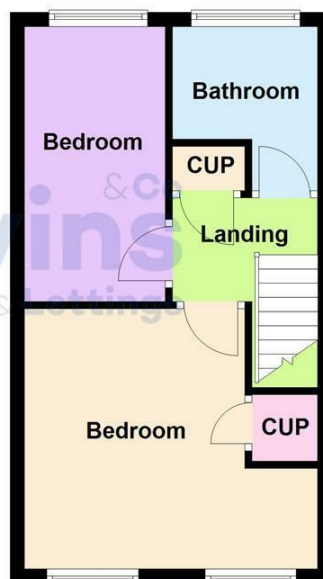




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	93	94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		