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38 OLD FARM LANE, NEWBOLD VERDON, LE9 9PX

ASKING PRICE £122,000

SHARED OWNERSHIP FOR 55% SHARE Rent is £177.07pcm for 45%

Attractive modern 2013 Bloor Homes built semi detached house. Sought after and convenient location within walking distance of the village centre including shops, co op, primary school, doctors surgery, bus service, parks, open countryside, cafés, takeaways, public houses and good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, wooden flooring, spindle balustrades, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, entrance hall, fitted kitchen and lounge dining room with French door. Two double bedrooms and bathroom with shower. Long driveway and garage space (subject to planning permission) Well kept front and enclosed rear gardens. Viewing recommended. Carpets, curtains, blinds, cooker, washing machine and shed included.



TENURE

SHARED OWNERSHIP FOR 55% SHARE

LEASEHOLD

Hinckley and Bosworth Borough Council

99yrs from Dec 2015

90yrs remaining

Rent on 45% share £177.07pcm

ACCOMMODATION

Open canopy porch with outside lighting. Attractive grey composite panel SUDG front door to:

ENTRANCE HALLWAY

Oak finish laminate wood strip flooring, single panel radiator, wall mounted consumer unit and doorbell chimes. Wired in smoke alarm and digital thermostat for central heating on ground floor. Stairway to first floor with white spindle balustrades. White panel interior doors to:



SEPARATE WC

Low level WC and wall mounted sink unit with tiled splashback. Radiator and extractor fan.

FITTED KITCHEN TO FRONT

6'8" x 9'3" (2.04 x 2.82)

Fashionable range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and four drawer unit with contrasting black roll edge working surfaces above and tiled splashbacks. Further matching wall mounted cupboard units and one tall larder unit. Appliance recess points, electric cooker point, plumbing for automatic washing machine and dishwasher (cooker and washing machine are included) Oak finish laminate wood strip flooring, radiator, inset ceiling spotlights, radiator and extractor fan.



REAR LOUNGE DINING ROOM

10'7" x 13'8" (3.23 x 4.18)

Oak finish laminate wood strip flooring, two radiators and TV aerial point. Useful understairs storage cupboard with light and power. UPVC SUDG door leading to the rear garden.



FIRST FLOOR LANDING

White spindle balustrades, wired in smoke alarm, loft access and door to airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water.

FRONT BEDROOM ONE

13'6" x 11'3" (4.14 x 3.43)

Range of free standing bedroom furniture in white consisting one double and one single wardrobe unit. Further built in single wardrobe over the stairs. Radiator, digital thermostat for central heating on the first floor and TV aerial point.



REAR BEDROOM TWO

12'3" x 7'0" (3.75 x 2.15)

Radiator and TV aerial point.



BATHROOM TO REAR

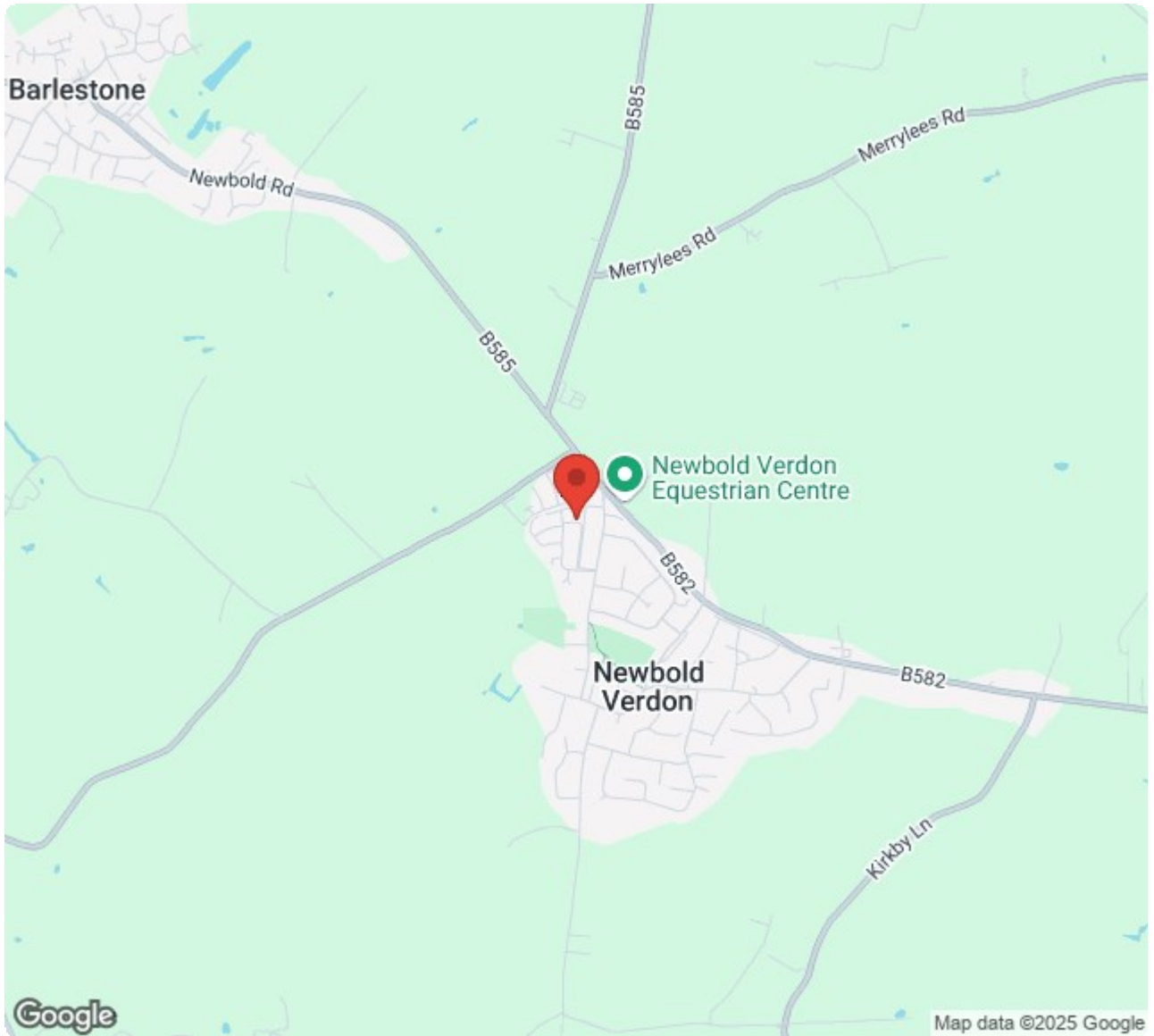
8'2" x 6'2" (2.49 x 1.88)

white suite consisting panelled bath with mains shower unit above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds , radiator, shave point, inset ceiling spotlights and extractor fan.

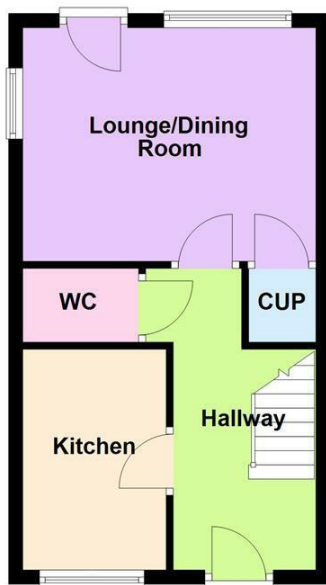
OUTSIDE

The property is nicely situated in a cul de sac, set back from the road. Stoned front garden and long Tarmacadam driveway leading down the side of the property, offering ample car parking and room for a garage (subject to planning permission) Timber gate offers access to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn with surrounding beds. Timber shed, outside light and tap.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	80	
(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		
England & Wales EU Directive 2002/91/EC		