

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**192 MAIN STREET, NEWBOLD VERDON, LE9 9NQ**

**OFFERS OVER £190,000**

**NO CHAIN.** Spacious traditional terrace house of character. Sought after and convenient within walking distance of the village centre including a parade of shops, co op, primary school, doctors surgery, parks, takeaways, public houses and good access to major road links. Benefits include panelled interior doors, feature fireplaces, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers lounge, dining room, kitchen and rear lobby/utility area. Three good bedrooms and bathroom. Front and sunny rear gardens. Contact agents to view. Carpets, curtains, blinds and light fittings included.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - A

**ACCOMMODATION**

Attractive woodgrain UPVC SUDG front door to:

**FRONT LOUNGE**

11'11" x 11'4" (3.64 x 3.47)

Feature fireplace with raised marble hearth and backing incorporating living flame coal effect gas fire and glazed and leaded display cabinets to sides with mantle above. Built in floor to ceiling storage cupboards with shelving above to side alcoves, one housing the meters (smart meters) Radiator and TV aerial point. Wood and glazed door leads to:

**INNER LOBBY**

Built in pine storage cupboard with mirror and pine panelling surrounds. Telephone point, power point and overhead spotlight. Door to useful understairs storage cupboard.

**DINING ROOM TO REAR**

11'11" x 12'5" (3.64 x 3.80)

Feature stone fireplace having raised marble hearth, incorporating living flame coal effect gas fire. TV plinth to side alcove, radiator and TV aerial point. Wood panel and glazed door to stairway to first floor. Wood and glazed door leads to:



**FITTED KITCHEN TO REAR**

6'9" x 9'8" (2.08 x 2.97)

Range of medium Oak fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and four drawer unit with contrasting grey roll edge working surfaces above and tiled splashbacks. Inset four ring stainless steel gas hob unit, single over with grill beneath and integrated extractor above. Further matching range of floor mounted cupboard units, one concealing the gas condensing boiler for central heating and domestic hot water. Appliance recess points and plumbing for automatic washing machine. Laminate wood strip flooring and pine and glazed door to:



**REAR LOBBY**

UPVC SUDG door to rear garden.

**REFITTED BATHROOM TO REAR**

6'0" x 6'10" (1.84 x 2.10)

white suite consisting panelled bath with mixer tap and shower attachment above, low level WC, vanity sink unit with walnut finish double cupboard beneath and mirror fronted bathroom cabinet above. Contrasting fully tiled surrounds, chrome heated towel rail and slate finish laminate tiled flooring.

**FIRST FLOOR LANDING**

Attractive white six panel interior doors to:

**FRONT BEDROOM ONE**

12'4" x 11'5" (3.78 x 3.50)

Range of fitted bedroom furniture in cream consisting one double and one single wardrobe, bridge of cupboards above the bed, dressing table with drawers beneath and folding mirror above. Radiator and TV aerial point.



### REAR BEDROOM TWO

12'4" x 10'5" (3.76 x 3.18)

Range of fitted bedroom furniture in white ash consisting two double and one single wardrobe and dressing table to centre with double cupboard above. Further double airing cupboard housing the lagged copper cylinder with fitted immersion heater with digital programmer. Radiator.



### REAR BEDROOM THREE

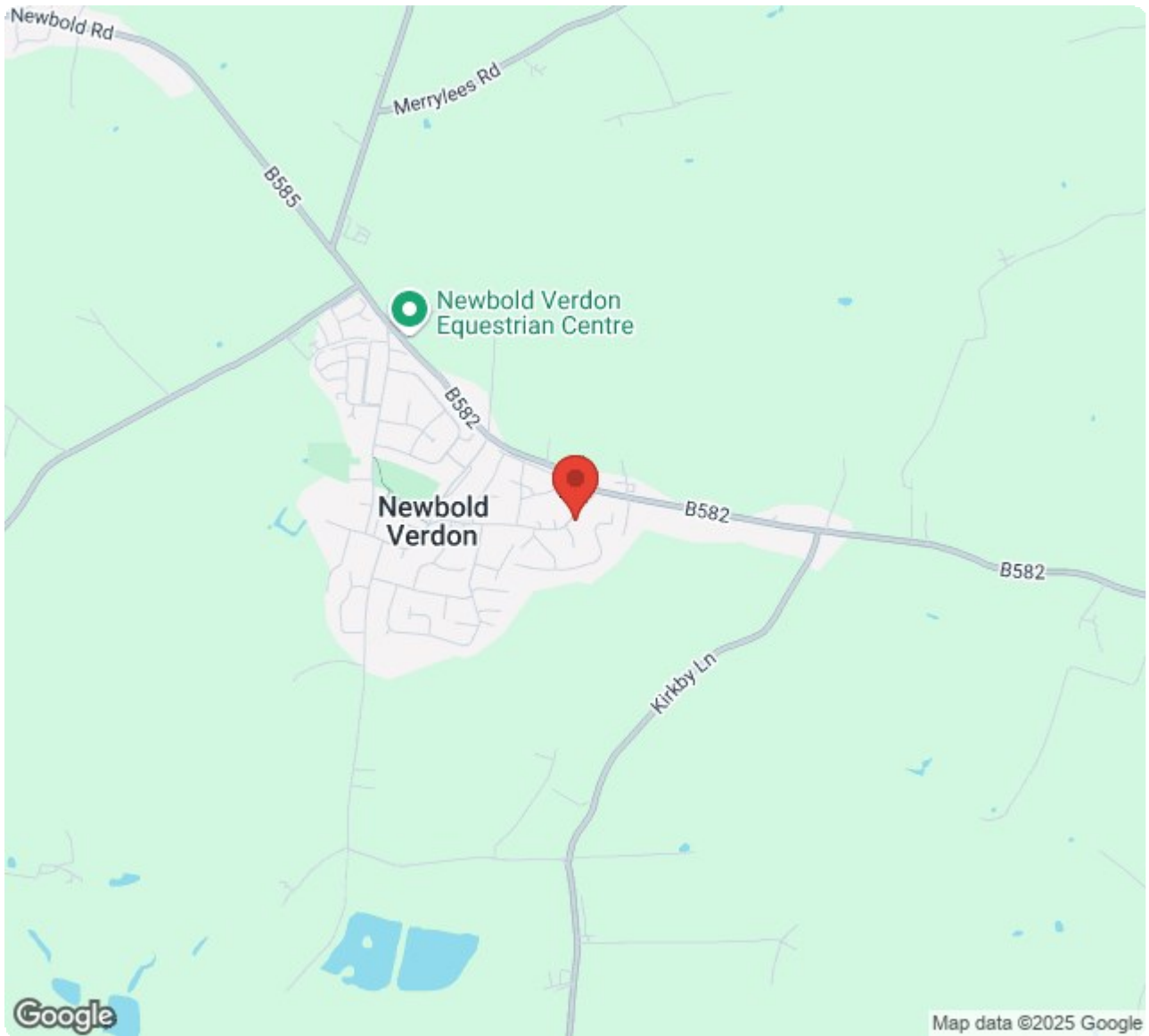
6'11" x 14'9" (2.13 x 4.52)

Radiator.

### OUTSIDE

The property is nicely situated, set back from the road screened behind a low brick retaining wall. The front garden is principally paved for easy maintenance. A shared covered side entry leads to the rear of the property. Adjacent to the rear of the house is a slabbed rear yard, beyond which the rear garden is mainly laid with stone and slabs. The garden has a sunny aspect.

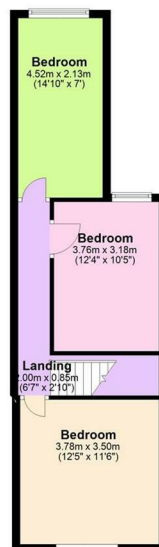






Ground Floor



First Floor



Total area: approx. 86.6 sq. metres (932.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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			
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