

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 117 DRAGON LANE, NEWBOLD VERDON, LE9 9NH

**OFFERS OVER £240,000**

Extended and much improved traditional bay fronted semi detached family home on a good sized plot. Sought after and convenient location, within walking distance of the village centre including a parade of shops, primary school, doctors surgery, bus service, parks, takeaways, public houses, open countryside and good access to major roads links. Well presented including white panelled interior doors, feature fireplace, refitted kitchen, & bathroom, coving to ceiling, laminate wood strip flooring, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, lounge, dining kitchen, study and separate WC. Three good sized bedrooms and bathroom with shower. Well kept front garden and good sized rear garden with shed. Garage and hard standing to rear. Viewing highly recommended. Carpets, curtains, blinds and light fittings included.



## TENURE

Freehold  
Council Tax Band B  
EPC Rating D

## ACCOMMODATION

With open canopy porch, outside lighting and doorbell. Attractive composite door to

## ENTRANCE HALLWAY

With stairway to first floor, double panelled radiator and smoke alarm, telephone point, attractive white panelled interior door to

## FRONT LOUNGE

18'1" x 11'11" (5.53 x 3.65)

With feature fireplace incorporating a coal effect electric fire with composite hearth and backing, coving to ceiling. Double panelled radiator, TV aerial point. Attractive white panelled door to



## INNER HALLWAY

With door to the useful under stairs storage cupboard which houses the gas meter, archway to



## EXTENDED DINING KITCHEN TO REAR

20'1" x 7'2" (6.13 x 2.20)

With refitted kitchen with a fashionable range of floor standing gloss white kitchen units with roll edge working surfaces above, inset four ring gas hob with extractor hood above and drawers beneath. Inset one and a half bowl stainless steel sink with mixer tap above, drainer and cupboard beneath. Bosch washing machine included. Integrated electric double oven and grill. Tiled splashbacks, integrated fridge and freezer. Inset ceiling spotlights, further range of wall mounted cupboard units, double panelled radiator. Sliding door to cupboard which houses the Worcester gas combination boiler for central heating and domestic hot water. Consumer unit, electricity meter. attractive white panelled interior door to



### STUDY TO REAR

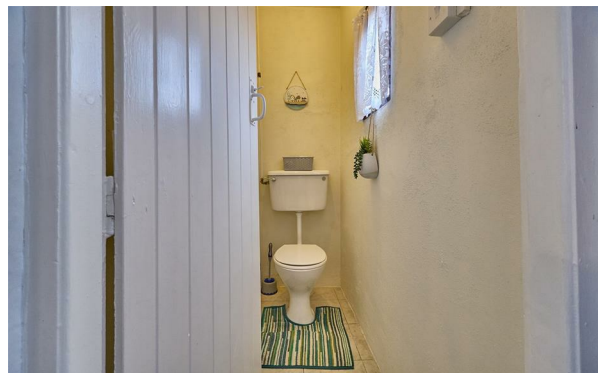
7'6" x 7'3" (2.30 x 2.22)

With laminate wood strip flooring, coving to ceiling. Wooden and glazed door to Rear Porch.



### SEPARATE WC

With low level WC, tiled flooring and double panelled radiator.



### FIRST FLOOR LANDING

With loft access, cupboard with shelving offering ample storage, attractive white panelled interior door to

### FRONT BEDROOM ONE

15'3" x 9'8" (4.67 x 2.95)

With double panelled radiator and TV aerial point. Two UPVC SUDG windows, coving to ceiling. Folding panelled door to



### BEDROOM TWO TO REAR

10'8" x 8'10" (3.26 x 2.70)

With coving to ceiling, laminate wood strip flooring, double panelled radiator. Folding panelled door to



### BEDROOM THREE TO REAR

7'4" x 7'4" (2.25 x 2.26 )

With double panelled radiator, coving to ceiling, attractive white panelled interior door to



### REFITTED BATHROOM

6'3" x 8'9" (1.93 x 2.69)

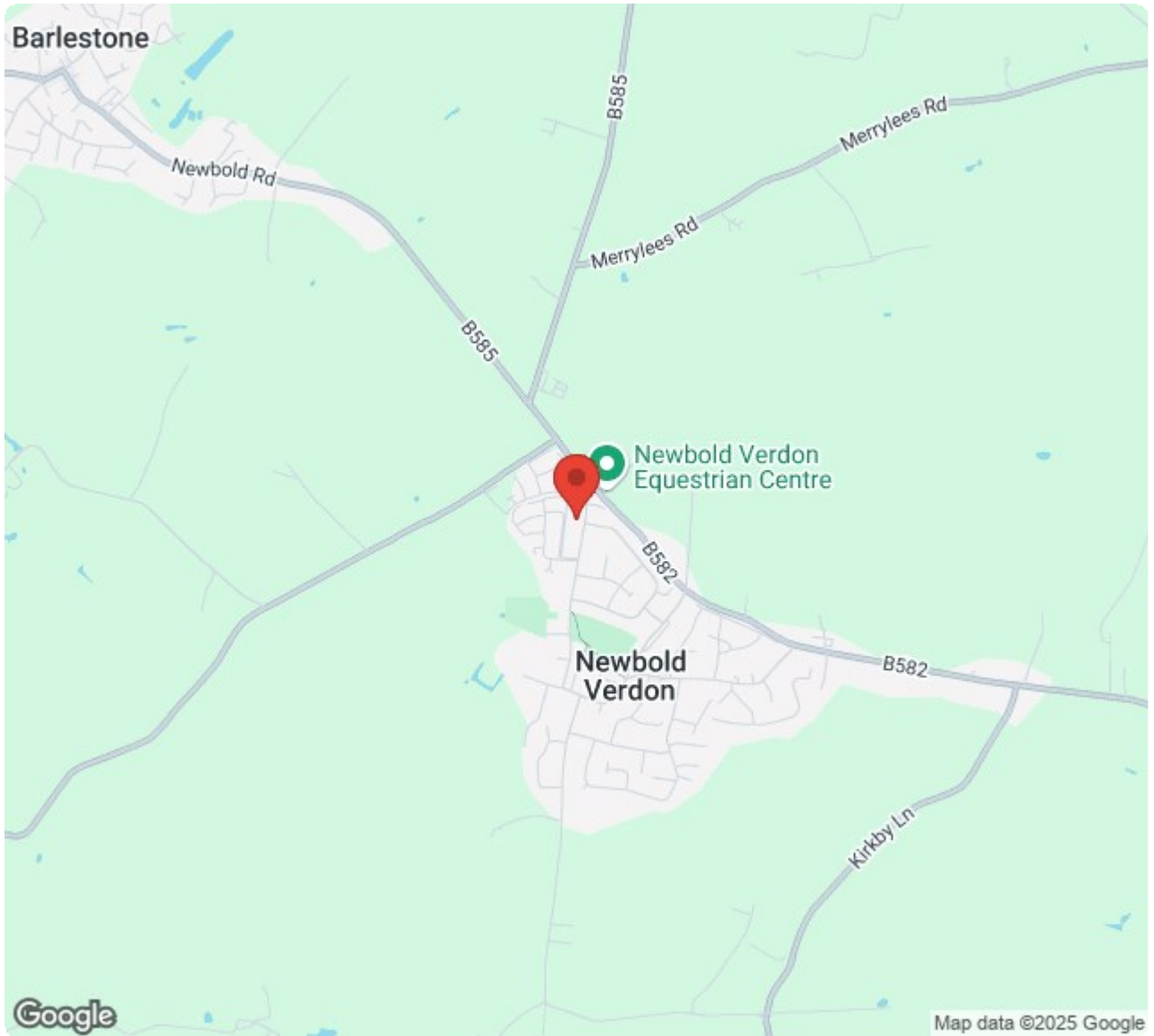
With white suite consisting panelled bath with mixer shower above, vanity sink unit, low level WC, fully tiled surrounds including the flooring. Inset ceiling spotlights and chrome heated towel rail.



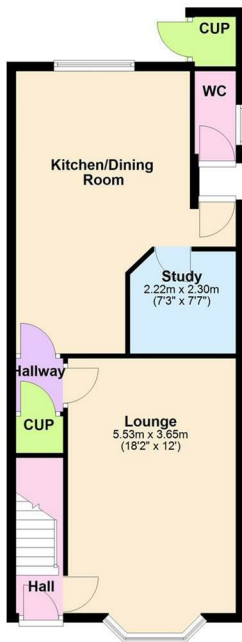
### OUTSIDE

The property is nicely situated set well back from the road with a low level brick retaining wall and fencing. The front garden is laid to lawn with slabbed pathway leading to the front door. Accessed via a timber gate to side is the good sized fenced and enclosed rear garden, adjacent to the rear of the property is a concrete patio area, door to a brick built store. The remainder of the garden is principally laid to lawn with a slabbed pathway which leads to the top of the garden, Large timber shed included. Access via the lane to rear & timber gate to the top of the garden, there is a detached garage with up and over door to front & rear pedestrian door and door with hard standing.

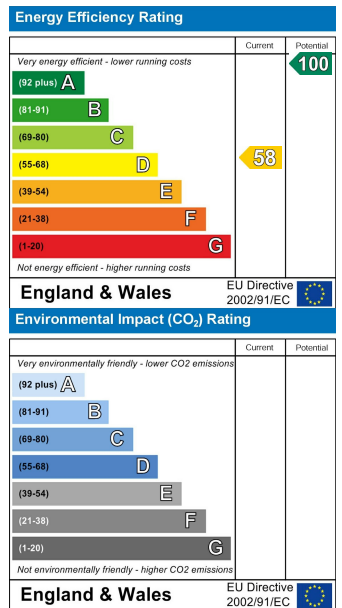




Ground Floor



First Floor



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