

Scrivins & Co

Sales & Lettings

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32 SPARKENHOE, NEWBOLD VERDON, LE9 9LU

ASKING PRICE £220,000

Spacious traditional family home in a popular and highly convenient location within walking distance of the village centre. Benefits from gas central heating and UPVC SUDG. Canopy porch, entrance hall, through lounge dining room, breakfast kitchen, separate WC. Three good sized bedrooms and bathroom. Advantageous corner plot, wide driveway to large brick built store. Good sized front and enclosed rear garden. Contact agents to view, carpets included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Canopy porch to composite and glazed front door to

ENTRANCE HALLWAY

With upstanding fashionable white radiator, bespoke cupboard housing the gas, electric meters and fuse board. Panelled and glazed door to

LOUNGE/DINING ROOM

12'11" x 17'5" (3.94 x 5.32)

With hardwood flooring, coving to ceiling, upstanding grey fashionable radiator, TV aerial point opening to



KITCHEN

12'4" x 12'1" (3.77 x 3.7)

With quarry tiled flooring, with wood effect floor standing kitchen cupboard units with brushed chrome handles, quartz effect worktop, one and a half ceramic drainer sink with chrome mixer tap, built in whirlpool oven and four ring electric hob and extractor above. Further matching range of wall cupboard units, upstanding white radiator. UPVC SUDG to side access. Tiled splashbacks, panelled door to



DOWNSTAIRS WC

2'6" x 15'10" (0.77 x 4.83)

With tiled flooring, low level WC, corner wall hung wash hand basin and inset spotlights.

FIRST FLOOR LANDING

With smoke alarm, loft access. The loft is partially boarded, opening to useful storage cupboard, housing the Valiant combination boiler for gas central heating and domestic hot water. Single panelled radiator

BEDROOM ONE TO REAR

12'11" x 9'2" (3.96 x 2.81)

Single panelled radiator.



BEDROOM TWO TO REAR

12'4" x 10'5" (3.78 x 3.18)

With single panelled radiator.



BEDROOM THREE TO FRONT

9'4" x 7'5" (2.85 x 2.28)

With single panelled radiator.



FAMILY BATHROOM

5'1" x 6'1" (1.56 x 1.86)

With tiled flooring, three piece suite consisting of low level WC, vanity wash hand basin with storage beneath, chrome mixer tap, 'P' shaped bath with chrome mixer tap, bar shower above and hand attachment, with tiled surrounds.



OUTSIDE TO FRONT

Decorative stone and concrete slabbed driveway for two cars, the front is predominantly laid to lawn surrounded with mature hedging. Driveway leads to large store with UPVC SUDG pedestrian door to entry.

STORE

19'0" x 7'2" (5.81 x 2.20)

OUTSIDE TO REAR

There is a small concrete slabbed patio. The garden is predominantly laid to lawn, enclosed with fencing, hedging, outside lighting.



