



41. BRASCOTE LANE, NEWBOLD VERDON, LE9 9LF

OFFERS OVER £160,000

No Chain. Spacious modern semi detached house on a good sized plot. Sought after and convenient location within walking distance of the village centre including a parade of shops, Co-op, primary school, doctors surgery, bus service, parks, open countryside, takeaways, public houses and with good access to major road links. In need of updating. Benefitting from gas central heating and UPVC SUDG. Offers entrance hall, kitchen, lounge/diner. Two double bedrooms and bathroom. Long front garden & driveway to garage. Enclosed rear garden. Contact agents to view. Carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

Canopy pitched and tiled porch to UPVC SUDG front door to

ENTRANCE HALLWAY

5'4" x 10'11" (1.64 x 3.35)

With double panelled radiator, door to useful under stairs storage cupboard. Hallway opening to

KITCHEN

5'7" x 11'0" (1.72 x 3.36)

With tiled flooring, range of floor standing kitchen cupboard units with roll edge wood effect working surfaces, stainless steel drainer sink with chrome mixer tap, freestanding Indesit gas cooker, Hotpoint washing machine and undercounter fridge. Further matching range of wall cupboard units, one larger unit, tiled splashbacks extractor fan, wall mounted fuse board, wall mounted Glow Worm combination boiler for domestic hot water and gas central heating.

Glazed timber door to



LOUNGE

11'10" x 8'7" (3.61 x 2.62)

With double panelled radiator, feature fireplace with stone backing & hearth with timber mantle, incorporating a gas fire. UPVC SUDG doors to The rear garden



FIRST FLOOR LANDING

With loft access.

BEDROOM ONE TO REAR

11'10" x 8'7" (3.61 x 2.62)

With single panelled radiator built in wardrobes with shelving and hanging rails, matching dressing tables with drawers beneath



BEDROOM TWO TO FRONT

11'10" x 8'9" (3.61 x 2.67)

With single panelled radiator, door to useful over stairs storage covered with shelving.



FAMILY BATHROOM

5'1" 5'10" (1.57 1.80)

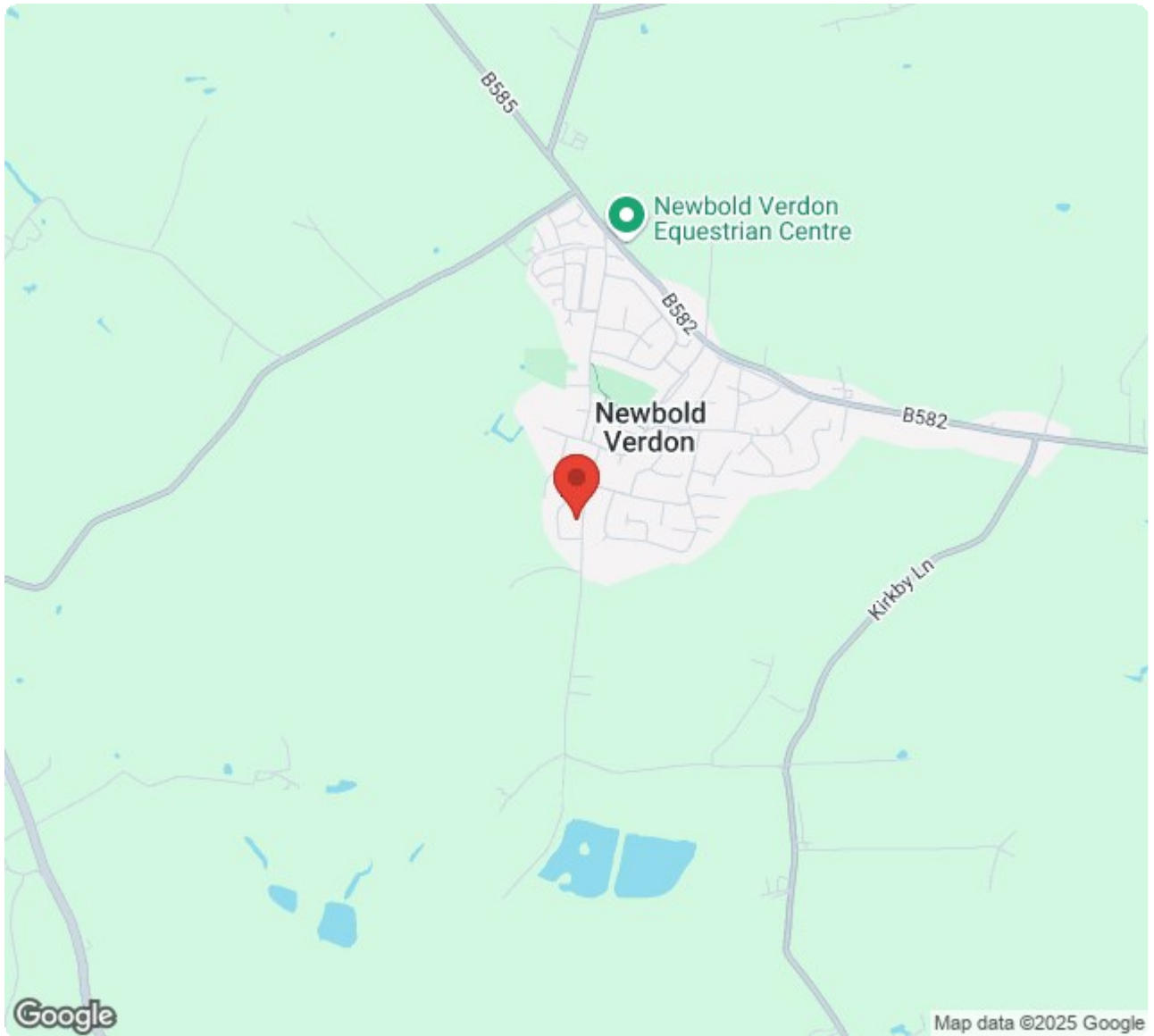
With vinyl flooring, three piece suite, consisting of panelled bath with chrome mixer tap, with wall mounted shower attachments, tiled surrounds, pedestal hand wash basin, low level WC to single mirror fronted storage unit and single panelled radiator.



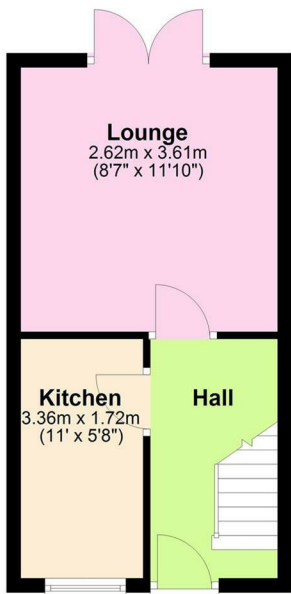
OUTSIDE

The property is well set back from the road with a long concrete and decorative stone driveway leading to a single garage with an up and over door. The front garden is predominantly laid to lawn with mature shrubs. To the rear is a porcelain slabbed patio adjacent to the rear of the house. The rear garden is predominantly laid to decorative stones surrounded by mature beds. The garden is fenced and enclosed with a pedestrian door to garage.

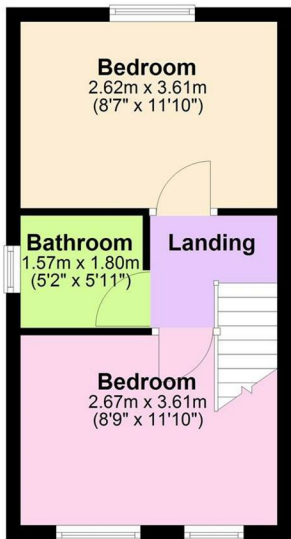




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
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