



30 Preston Drive,
Newbold Verdon,
Leicestershire, LE9 9PJ



£215,000

GENERAL

A lovely family home located on Preston Drive in Newbold Verdon. The house does require some modernisation. The accommodation briefly includes on the ground floor, entrance hallway, a large sitting room, kitchen and conservatory. On the first floor there are three bedrooms and a family bathroom. Outside there is off road parking to the front, shared driveway to the side of the house, wooden garage and nice size rear garden.

LOCATION

The property is located in the popular West Leicestershire village of Newbold Verdon. There are a fantastic range of facilities in the village including a primary school, health centre and shops. Newbold Verdon is well located for commuting to Leicester and access to the motorway network. The historic town of Market Bosworth lies to the West where again, there is an excellent range of shops and restaurants overlooking the market place.



THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into entrance hall.

ENTRANCE HALL

A spacious reception hall, stairs rising to the first floor. Central heating radiator.

SITTING ROOM

19'02 x 13'04 max 9'11 min

A lovely room with windows to the front and rear, two central heating radiators.

KITCHEN

12'04 max x 13'09 max

The kitchen is fitted with a comprehensive range of base and wall units, work surfaces over, inset stainless steel sink and drainer unit and tiling to splashback areas. Door with door to understairs storage cupboard and back door to the conservatory.

CONSERVATORY

7'05 x 6'08

Brick base, French doors to the garden, central heating radiator and access to useful storage cupboard.

ON THE FIRST FLOOR

Stairs rise from the entrance hall to the first floor landing.

FIRST FLOOR LANDING

Opening off the landing are the three bedrooms and bathroom.

BEDROOM ONE

13'03 max x 9'11

A good sized double bedroom with window to the front, central heating radiator, cupboard housing central heating boiler.

BEDROOM TWO

13'04 max x 8'11 max

A good sized double bedroom with window to the rear, central heating radiator.

BEDROOM THREE

9'11 x 6'05

Window to the front, central heating radiator and storage cupboard over the stairs.

BATHROOM

9'04 x 5'05

With panelled bath, separate shower enclosure, pedestal wash hand basin, low flush lavatory, tiling to walls.

OUTSIDE

To the front of the house there is a resin driveway, shared access between houses which leads to the wooden garage and gated access to the rear garden.

GARDEN

The garden has a patio and lawned area. There is a low "moveable wall" onto the lawned area, which the owners are going to remove. The wooden garage will remain but the shed to the bottom of the garden will be removed by the owners.

COUNCIL TAX BAND

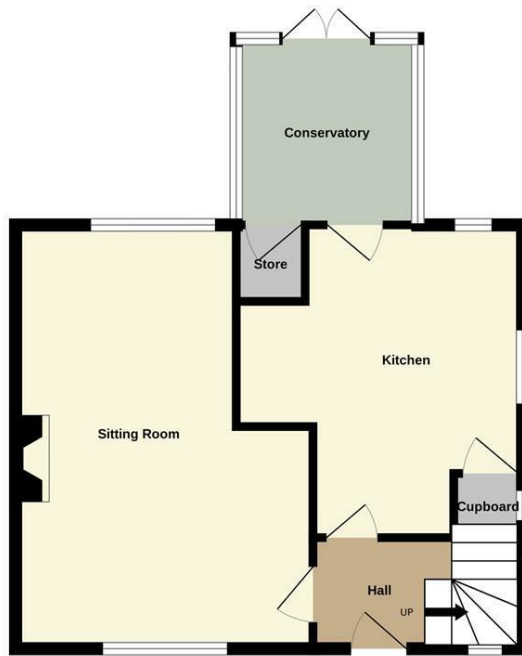
Hinckley & Bosworth - Band B



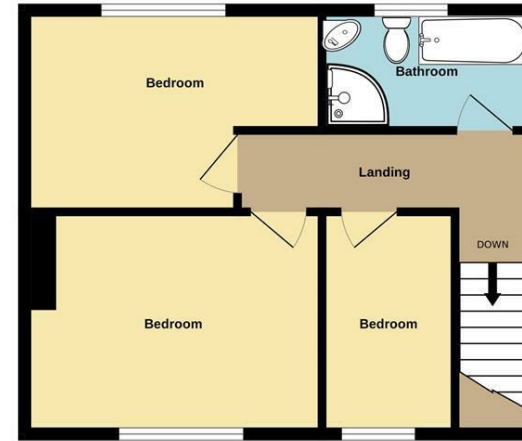
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



1st Floor



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