



Ivy Cottage 92 Main Street,
Newbold Verdon,
Leicestershire, LE9 9NP



£395,000

GENERAL

A lovely Grade 2 listed cottage located in the centre of Newbold Verdon village. The property is thought to be one of the oldest in the village and boasts many original features and is packed full of character. The pretty cottage has a thatched hybrid straw roof and is timber framed throughout.

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 reception hall.

RECEPTION HALL

Solid timber front door opening into the reception hall, oak herringbone floor with white wax oil finish central heating radiator.

SITTING ROOM

15'09 x 14'07 max 11'00 min

With original red quarry tile flooring, window to the front, central heating radiator and door to the dining area.

KITCHEN

13'02 x 6'07

The kitchen is fitted with a comprehensive range of base and wall units with door to understairs storage cupboard. Door to rear extension.

BEDROOM FOUR / SECOND SITTING ROOM

8'01 x 9'06

With window to the front, feature fireplace and Georgian mahogany parquet flooring.

REAR EXTENSION

16'08 x 6'06

To the rear of the property, this area is a perfect for enjoying the garden and could have a variety of uses. This area has a utility area at the end which has sink and cupboard space.

DINING SPACE

In the rear extension, accessed from the kitchen or sitting room, windows overlooking the garden, central heating radiators.

STAIRS TO FIRST FLOOR

Stairs rise from the kitchen leads up to the first floor landing.

FIRST FLOOR LANDING

Opening off the landing are the three bedrooms and bathroom.

BEDROOM ONE

15'06 x 13'03

With window to the front, original restored oak flooring, storage cupboard and central heating radiator.

BEDROOM TWO

16'06 x 8'01

With window to the front, exposed wooden flooring and central heating radiator.

BEDROOM THREE

13'00 max x 7'01

With window to the rear, exposed wooden flooring and central heating radiator.

BATHROOM

With freestanding bath, low level lavatory and wash hand basin. Central heating radiator.

GARDEN

The cottage has front and rear gardens. The front is mainly laid to lawn with walkway to the front door, to the rear there is a mature garden with fruit trees and planted borders, WORKSHOP/GARAGE to rear along with additional garden space.

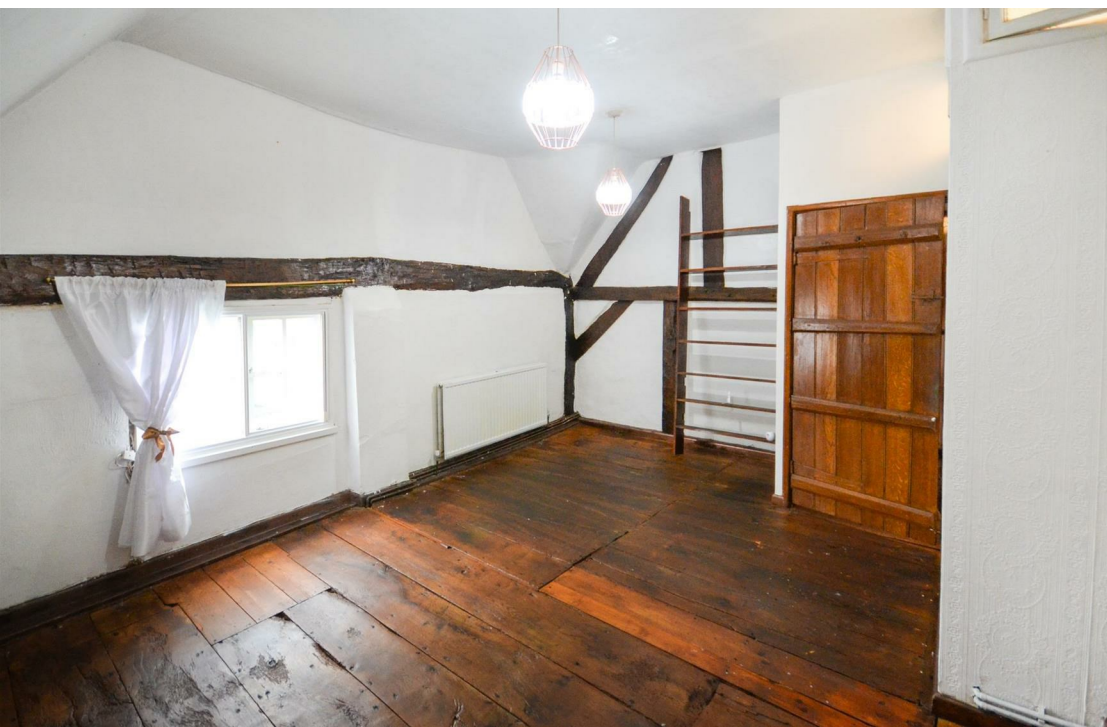
COUNCIL TAX

Hinckley & Bosworth - Band D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

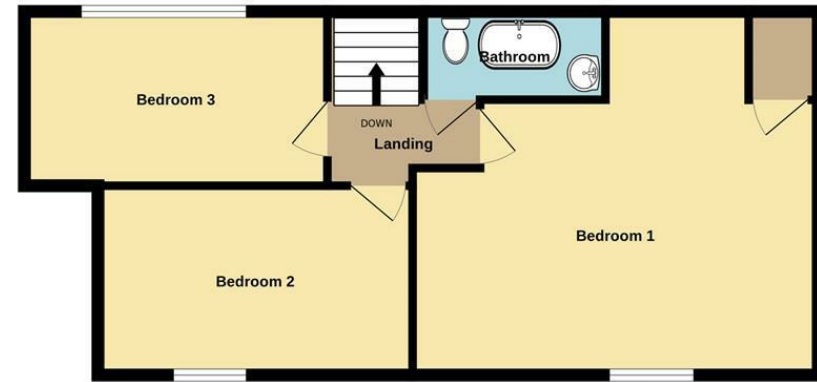




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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