

33a Desford Road,
Newbold Verdon,
Leics, LE9 9LG



£735,000

GENERAL

An exceptional village house with a striking contemporary design set in a fabulous quarter of an acre south facing plot. The house is beautifully styled with the accommodation revolving around the sensational open plan living kitchen with three sets of bi fold doors opening onto the garden. The accommodation also includes on the ground floor, a utility, sitting room and cloakroom. On the first floor, the bedrooms open off the spectacular galleried landing which runs the length of the house. The master bedroom has bi fold doors opening onto a Juliet balcony with views over the garden, a dressing room and luxurious en-suite. There are three further bedrooms, one of which also has an en-suite. The house has been well specified with under floor heating throughout the ground floor and an oak staircase with contemporary glazed balustrade.

The present owner has made a significant investment to make the house energy efficient with solar panels, 6.8kw off battery storage together with an electric car charging point. The present owner installed electric blinds in the kitchen and on the landing plus other improvements include fitted wardrobes in the dressing room, understairs storage and media unit.



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, library, two pubs, three cafes, a Co-op and convenience stores. Newbold Verdon is well located for commuting to Leicester and access to the motorway network. The historic town of Market Bosworth, home to the Dixie Grammar School, lies to the West.

THE HOUSE

The accommodation is arranged over two floors as follows.

Front door opening into reception hall.

RECEPTION HALL

With tiled finish to floor, oak staircase with glass balustrade rising to first floor. A number of storage cupboards have been built-in under the stairs.

CLOAKROOM

Low flush lavatory, wash hand basin.

SITTING ROOM

13'8" x 12'3"

Full height window allowing light to flood into the room.

LIVING KITCHEN

The living kitchen is very much the heart of the house and a fantastic open plan living space with three sets of aluminium bi folding doors opening onto the terrace, creating a fabulous combination of outdoor and indoor space for entertaining and living.

KITCHEN AREA

17'6" x 16'0"

The kitchen is fitted with a fashionable range of high gloss base and wall units with quartz granite work surfaces. There is a large island unit with breakfast bar, integrated appliances by "Neff" include a single oven/grill and a five ring induction hob. There is also a microwave, an integrated dishwasher and fridge freezer. There is a stainless steel belfast style sink. There is also a fitted unit with wine racking and further storage.

LIVING AREA

23' x 16'7"

With space for dining and living. There are two sets of bi fold doors opening onto the terrace, a media cupboard and a large rooflight.

UTILITY

10'5" x 6'0"

Fitted to the same exacting standard as the kitchen with quartz work surfaces, inset sink and drainer, integrated washing machine and tumble dryer. Door to garden.

ON THE FIRST FLOOR

Staircase with oak handrail and glass balustrade rises to the galleried landing.

GALLERIED LANDING

The galleried landing is a spectacular space. It runs the full width of the house with a Minstrel gallery at both ends and is flooded with light through expansive glazed windows, overlooking the gardens on one side and countryside on the other side. Opening off the landing are the bedrooms and airing cupboard. Central heating radiator.

MASTER BEDROOM

13'8" x 12'7"

A set of bi fold doors runs along one wall and which when open, create a spectacular light and airy space.

DRESSING ROOM

5'10" x 5'7"

With fitted wardrobes and door to En-Suite.

EN-SUITE

A luxurious en-suite with double shower cubicle with a rainfall shower head and hand held shower attachment, wash hand basin and double flush WC. There is tiling to the splashback areas and to the floor. Central heating radiator.

GUEST BEDROOM

11'9" x 10'8"

Overlooking the garden. Central heating radiator.

EN-SUITE

Wash hand basin set on vanity unit, shower cubicle, low flush lavatory with tiling to splashback areas. Central heating radiator.

BEDROOM THREE

13'7" x 9'7"

With country views. Central heating radiator.

BEDROOM FOUR

11'9" x 9'8"

With country views. Central heating radiator.

BATHROOM

10'8" x 8'0"

A stylish bathroom with free standing contemporary bath, with mixer tap and hand held shower attachment. There is a wash hand basin set on vanity unit, double flush lavatory and double width shower with rainfall showerhead and separate hand held shower attachment. Central heating radiator.

OUTSIDE

The house is set well back from the road with a stoned parking area to the front opening onto which is the SINGLE INTEGRAL GARAGE, with a roller shutter door and pedestrian door to the garden. Side gate giving access to the rear.

THE MAIN GARDEN

Immediately adjoining the house there is a large raised terrace opening onto which the bi fold doors from the living kitchen open. The remainder of the garden is principally lawned.

COUNCIL TAX BAND

Hinckley & Bosworth Tax Band F.













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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	93
(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	



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