



105 Desford Road,
Newbold Verdon,
LE9 9LG.





GENERAL

This deceptively large four bedroom bungalow offers more than meets the eye. Located on Desford Road on the edge of Newbold Verdon village it occupies a generous plot of 1/2 an acre. Behind its charming exterior lies surprisingly generous living accommodation, which has been upgraded and extended by its current owners. The accommodation briefly includes a sensational open plan living kitchen which opens directly into the garden, separate spacious sitting room, a one bedroom annex potential, cloakroom, four double bedrooms and family bathroom. Outside the property has a double detached garage, home office cabin in the garden, large workshop set on its own plot of land, summer house and shed - alongside wonderful front and back gardens.

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 BUNAGLOW

The bungalow is set over one floor, accommodation as follows - front UPVC doors open into the entrance porch.



ENTRANCE PORCH

With tiled flooring, useful space for shoe storage, part glazed door leading to the entrance hall.

ENTRANCE HALL

With solid wooden flooring, doors off to the living accommodation, attic hatch and central heating radiator.

LIVING KITCHEN

28'01 x 10'07 min 13'04 max

A sensational open plan living space at the rear of the property, with zoned areas for cooking, sitting and dining. This area is fitted with air conditioning, has bi-fold doors overlooking the garden, roof lanterns and is fitted with wood effect LVT flooring throughout. The current owners have made provisions for future development by installing larger steels to accommodate an upper level being added.

KITCHEN AREA

The kitchen area is fitted with white gloss wall and base units with quartz working tops over and inset sink and drainer unit. There is a space for a Rangemaster cooker, American style fridge freezer and dishwasher. The kitchen has two breakfast bar areas, pull out larder unit, plenty of cupboard space and feature lighting over the worktops.

SITTING ROOM

22'02 x 14'04

A fabulous spacious room, the focal point being a wood burning stove set in a feature fireplace with exposed bricks and solid oak mantle. The room has window to the side, two sets of glazed doors leading to the living kitchen area. There is wooden flooring and central heating radiator.

BEDROOM ONE

11'09 x 14'06 into bay

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

BEDROOM TWO

11'08 x 12'05 max 9'09 min

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

BEDROOM THREE

12'05 x 11'11

With window to the side, exposed wooden floorboards and central heating radiator.

BATHROOM

Suite comprising bath with shower attachment, separate shower cubicle, wash hand basin and low flush lavatory set in vanity unit with mirror over. There is a window to the side, tiled flooring, cupboard housing the hot water tank and chrome heated towel rail.

CLOAKROOM

With space for coat and shoe storage, low level lavatory and wash hand basin, window to the side and chrome heated towel rail.

ANNEX

There is a potential to make this area into a self contained annex if required, the current owners use it as part of the main house.

BEDROOM

15'05 x 8'10

With window and door overlooking the garden, wooden laminate flooring and central heating radiator.

SHOWER ROOM

Large double shower cubicle, low flush lavatory, wash hand basin set in a vanity unit and anthracite heated towel rail.

KITCHEN / UTILITY

10'00 x 8'10

Fitted with a range of handleless grey wall and base units with laminate working tops over with 1 1/2 bowl stainless steel sink and drainer. There are spotlights to the ceiling and window to the front. There is space for a range of appliances and wiring in place for a oven and hob / cooker to be fitted at a later stage.

SECURE CAR PORT

32'04 x 11'02

A very useful space and perfect for storage, can be

accessed directly from the kitchen. With roller garage door to the front.

DOUBLE GARAGE

19'06 x 19'11

With electric roller garage door's to the front and rear, boarded storage in the eaves with loft ladder access, power and lighting and cloakroom area housing a flow flush lavatory and wash hand basin.

OUTSIDE

To the front of the property there is a large block paved driveway with space for multiple cars. The rest is mainly laid to lawn with mature hedges to the front giving privacy from the road and a mature tree. There is access from the front garden to the separate piece of land where the workshop is located.

GARDEN

The rear garden is a fabulous private space with field views to the rear. There is a large porcelain patio area directly to the rear of the bungalow which has been recently completed by the current owners and has plenty of space for alfresco dining. There is a summer house, shed and a home office cabin which will be included in the sale. The garden also has a greenhouse with vegetable garden, mature fruit trees and pond area.

GARDEN CABIN

13'01 x 9'10

Currently being used as a home office, has lighting and power, double glazed windows and views over the garden.

WORKSHOP

28'03 x 12'01

Located to the left hand side of the property on a strip of land running adjacent to Desford Road, could be a potential building plot subject to relevant planning. The workshop has power and lighting.

COUNCIL TAX

Hinckley & Bosworth - Band E









Ground Floor



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