



33 Mill Lane,  
Newbold Verdon,  
LE9 9PT.





## GENERAL

An immaculately presented and well loved bungalow located on Mill Lane in Newbold Verdon, a short walk from the village center with shops and amenities. The bungalow offers a generous plot with both front and rear gardens. The accommodation includes spacious sitting room, breakfast kitchen, three bedrooms and bathroom. There is also a useful rear lobby which leads to a w.c, utility /storage cupboard and garage. Outside there is a low maintenance front garden with good size driveway and rear garden which is not overlooked.

## 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 BUNGALOW

The accommodation is set over one floor, the front door opens into the entrance porch.

## ENTRANCE HALL

From the porch a wooden door opens into the hallway. With doors off to the living accommodation and bedrooms. There is a useful coats cupboard, attic hatch and central heating radiator.

## SITTING ROOM

14'11 x 11'10

A lovely spacious room with large window to the front allowing in plenty of light and feature fireplace housing a gas fire. There is a central heating radiator.

## BREAKFAST KITCHEN

14'10 x 11'10

Located to the rear of the bungalow overlooking the garden, the kitchen is fitted with a generous range of wall and base units with laminate working surfaces over. There are space for appliances along with a breakfast bar area. Also in this room there is a fireplace housing a wood burning stove and cupboard housing the central heating boiler and hot water tank. There is a back door which leads into the rear lobby.

## BEDROOM ONE

11'11 x 10'01

With window to the front, a generous range of fitted wardrobed and matching dressing table unit and central heating radiator.

## BEDROOM TWO

11'11 x 8'11

With window to the rear and central heating radiator.

## BEDROOM THREE

8'09 x 7'11

With window to the rear and central heating radiator.

## BATHROOM

11'10 x 6'04

A good size room with suite comprising - panelled bath with mixer taps, separate shower cubicle, low flush lavatory and wash hand basing set in a vanity unit. There is a window to the side and central heating radiator.

## REAR LOBBY

Connecting the bungalow to the outbuildings and garage, from this doors lead to the garage, utility/storage cupboard and w.c. There is a sliding back door to the garden.

## OUTSIDE

To the front of the bungalow there is a great size gated driveway leading up to the garage, the rest is gravelled with planted boarders. There is secure access to the rear at both sides of the property.

## THE GARDEN

The main garden is to the rear and is well maintained, There is a patio area adjacent to the back of the bungalow with paved paths leading up to both storage sheds - One of which is an original pig sty which has been kept by the current owner. The rest is laid to lawn with pretty planted flower boarders.

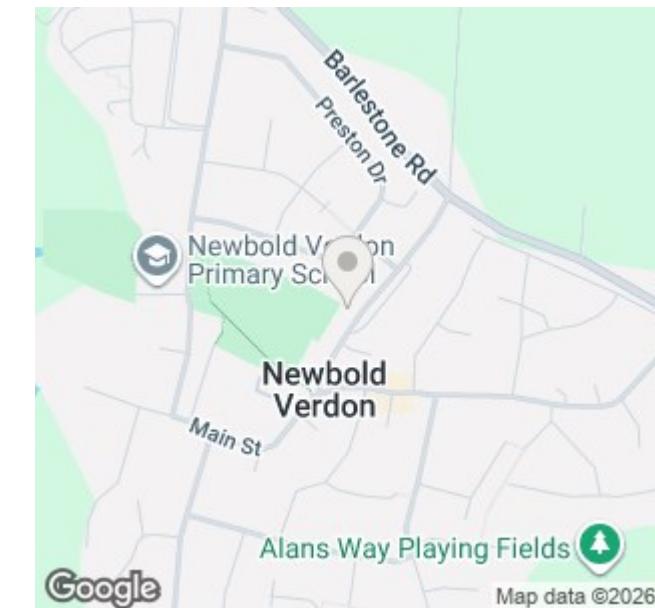
## GARAGE

17'00 x 9'00

With up and over door to the front, power and lighting.

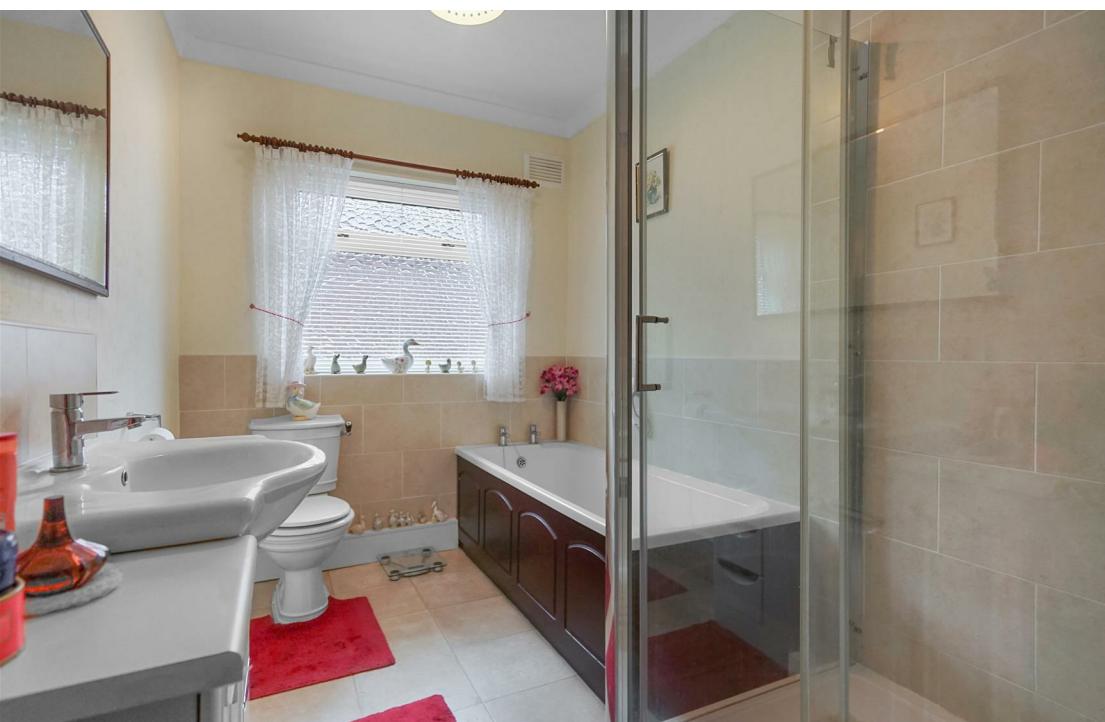
## COUNCIL TAX

Hinckley & Bosworth - Band C



## Energy Efficiency Rating

|   | Current | Potential               |
|---|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 83                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         | 67                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |





## Ground 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, dimension or mis-statement. It is recommended that any measurements are checked by a 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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