



The Paddock, Newbold Verdon, LE9



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£435,000



Key Features

- Three Double Bedrooms
- Individually Designed Detached Family Home
- Particularly Private Plot
- Perfect For Families in Search of More Space
- Peaceful Cul De Sac Position
- Driveway, Garage & Brick Workshop
- EPC rating TBC





RARE TO THE MARKET! - Offered to the market for the first time since built over 20 years ago, this three double bedroomed detached residence is situated in an exclusive and established small non-estate cul-de-sac off Main Street in arguably the most sought after part of the village. The gas centrally heated family sized accommodation briefly comprises of a garden room, entrance hallway, lounge diner, home office, kitchen diner, lobby/storage room and a double bedroom with en-suite. Upstairs a landing gives access to a master bedroom with built in wardrobes and access to a Jack n Jill bathroom. A further double room completes the first floor. There is a block paved driveway to the front, single garage with utility area, brick workshop with power and private gardens to the front and rear. An immediate viewing comes highly recommended to fully appreciate the size and peaceful location of the accommodation on offer.

Welcome to Sycamore Cottage

On entering the property, you are welcomed into a garden room, a versatile space ideal for relaxation, enjoying garden views, and providing storage. A door leads through to the hallway, which includes a staircase to the first floor and access to a guest WC. The full-length reception room benefits from plenty of natural light and enjoys views of the rear garden. This space is well-suited for both formal dining and comfortable seating arrangements. Adjacent is a home office, offering a convenient workspace for those working remotely. The breakfast kitchen is fitted with a range of wall and base units, complemented by work surfaces, tiling, a double sink with drainer, built-in oven, combi oven, induction hob with hood, integrated freezer, and a larder cupboard. From the kitchen, a door leads to a useful lobby/storage area, which provides internal access to the garage which includes

a utility area with space for appliances. Completing the ground floor is a double bedroom with en-suite.

Moving Upstairs

Stairs rise to the first-floor landing, which provides access to two well-proportioned double bedrooms, both featuring built-in storage within the eaves, complete with lighting. The principal bedroom benefits from built-in wardrobes and enjoys views over the garden. The bathroom can be accessed both from the landing and directly from the principal bedroom. It is fitted with a four-piece suite comprising a corner bath, separate shower cubicle, wash hand basin, and WC, with tiled finishes and a heated towel rail. Also located off the landing is a useful airing cupboard housing the central heating boiler, along with an additional storage cupboard.

Outside

A notable feature of this property is its particularly private plot. To the front, a driveway provides off-road parking and leads to a larger-than-average garage measuring approximately 6.81m x 4.01m, complete with an electric door, lighting, and power. Secure gated access opens to a well-maintained garden, predominantly laid to lawn and complemented by a variety of established plants, shrubs, and trees. A feature pond, complete with water feature and decorative bridge, enhances the tranquil setting. There is also the added benefit of a canopy which extends out over a patio area. To the rear, a paved patio area offers an ideal space for outdoor seating and entertaining, bordered by raised planting beds and with access to a useful workshop. The garden also benefits from external lighting and power sockets.

Location

Newbold Verdon is a thriving village offering a strong sense of community and a good range of local amenities, including shops and a primary school. Conveniently situated to the west of Leicester, the village provides excellent access to the M1 and M69 motorway networks, as well as the Fosse Retail Park. The nearby market town of Hinckley and the historic town of Market Bosworth are also within easy reach, offering further shopping, leisure, and educational facilities.





Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are

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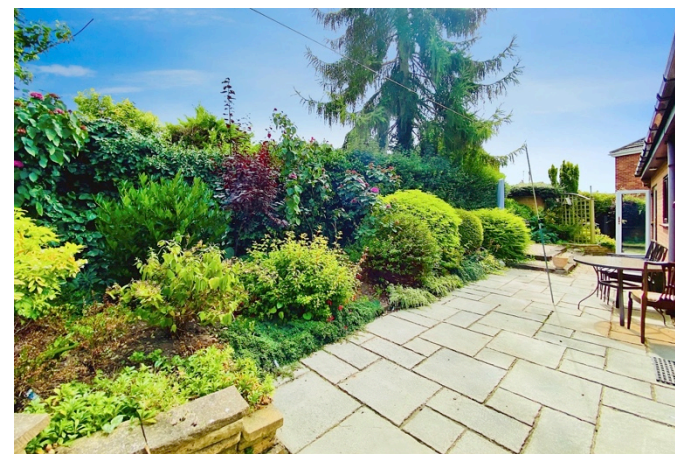
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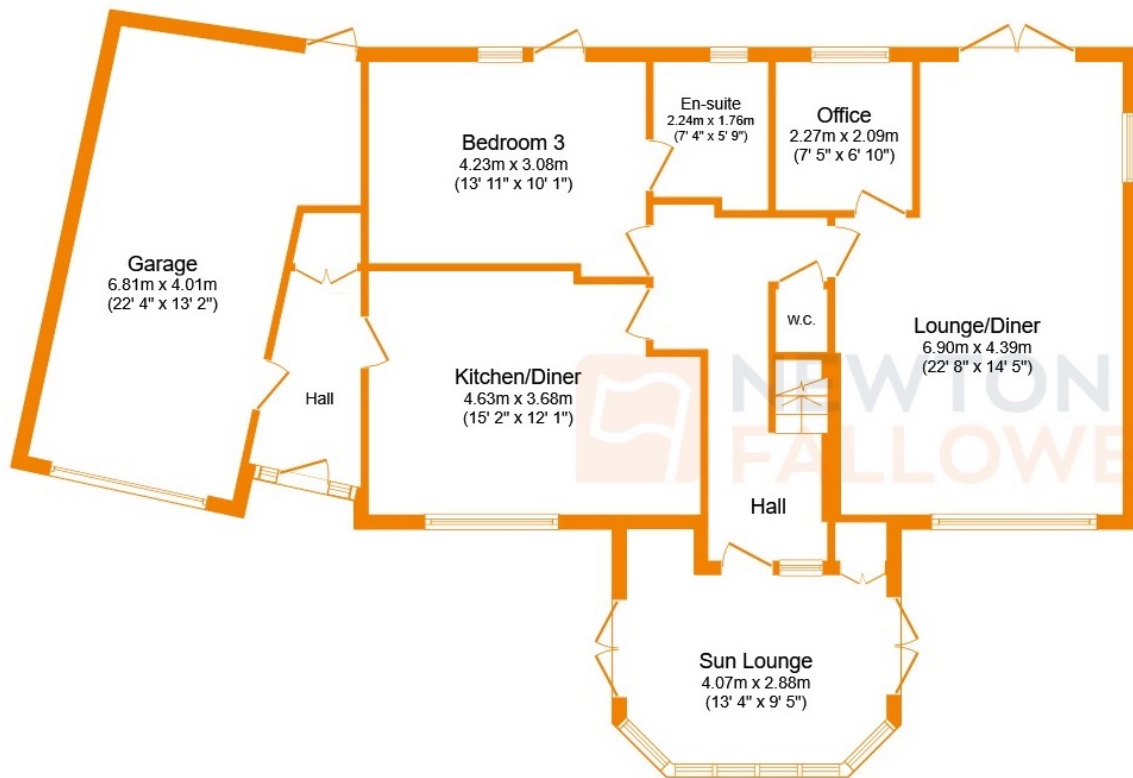
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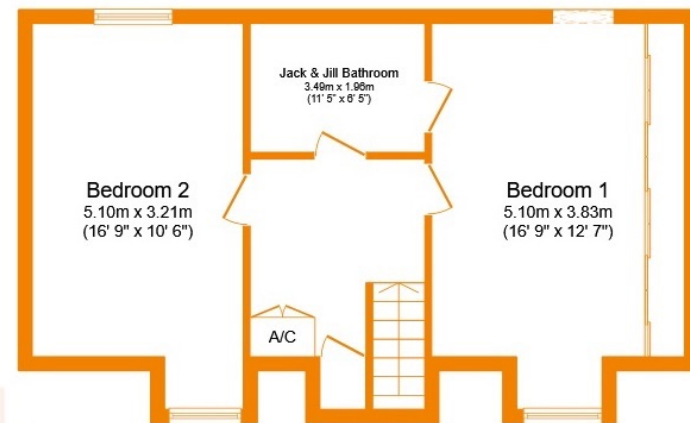




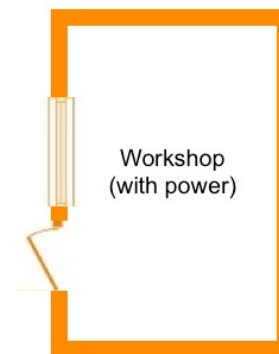




Ground Floor



First Floor



Workshop

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