



Arnolds Crescent, Newbold Verdon,
LE9



4



2



2

£350,000



Key Features

- Four Well Proportioned Bedrooms
- Extended Detached Family Home
- Rare to the Market - Same Owners Since 1968
- Sought After Village Location
- Utility Room & WC
- Available With No Upward Chain
- EPC rating U
- Freehold





EXTENDED FAMILY HOME! - Rare to the market having been occupied by the same family since 1968, walk in and be surprised by this enlarged four bedroomed detached home occupying a favourable position and enjoying the use of a driveway, integral garage and garden to the rear, ideal for growing families. Located in the sought after village of Newbold Verdon which offers a range of community amenities, from schools and shops and takeaway restaurants, the gas centrally heated layout includes an entrance porch, hall, two reception room, kitchen, utility and WC. Upstairs you will find four bedrooms (one benefiting from having en-suite) and a bathroom. This truly would make a fabulous family home and therefore an early viewing is strongly recommended to avoid disappointment.

Ground Floor

Upon entering the property, you are welcomed into a practical porch, leading through to an inviting entrance hallway with a staircase rising to the first floor and a convenient storage cupboard. The primary reception room has been enhanced by a front extension, creating a larger than normal living area complete with a feature Cornish slate fireplace, fitted carpet, and double doors opening into the formal dining room, perfect for entertaining or family gatherings.

The kitchen is well-appointed with a range of wall and base units, complementary roll-edge work surfaces, tiled splashbacks, and a 1.5 bowl sink and drainer with mixer tap. High-quality 'Neff' appliances include an oven, hob, microwave, dishwasher, and integrated fridge freezer. Adjacent to the kitchen is a useful utility room, providing additional storage and appliance space, along with access to a guest WC and the integral garage.

First Floor

Moving upstairs, the sense of space continues with four

well proportioned bedrooms to choose from, all of which benefit from having built in wardrobes.

Bedroom one features double wardrobes, shoe storage and fitted dressing table with two sets of drawers fitted by Hammonds furniture. The fourth bedroom enjoys access to a private en-suite shower room for added comfort and convenience.

Completing the first floor is a family bathroom fitted with a four piece suite comprising a bath with shower over, bidet, wash hand basin and WC, with complementary tiling.

Outside

Outside, the rear garden features mature borders creating a degree of privacy. There are seating areas with a balance of lawns and well-stocked beds. The plot boasts a driveway which provides plenty of off-road parking and access to the integral garage measuring 5.63m x 2.39m and boasts light and power.

Location

Arnolds Crescent is set in a peaceful residential area within the popular village of Newbold Verdon, offering a friendly community atmosphere and convenient access to local amenities. The village provides a range of facilities including shops, a primary school, medical centre, pubs, and regular bus services to Hinckley, Market Bosworth and Leicester.

Surrounded by open countryside, the area is ideal for those seeking a balance between village life and commuter convenience. Excellent road links via the B582 connect to the M1, M69 and M6, while Hinckley train station offers direct routes to major destinations.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band D. 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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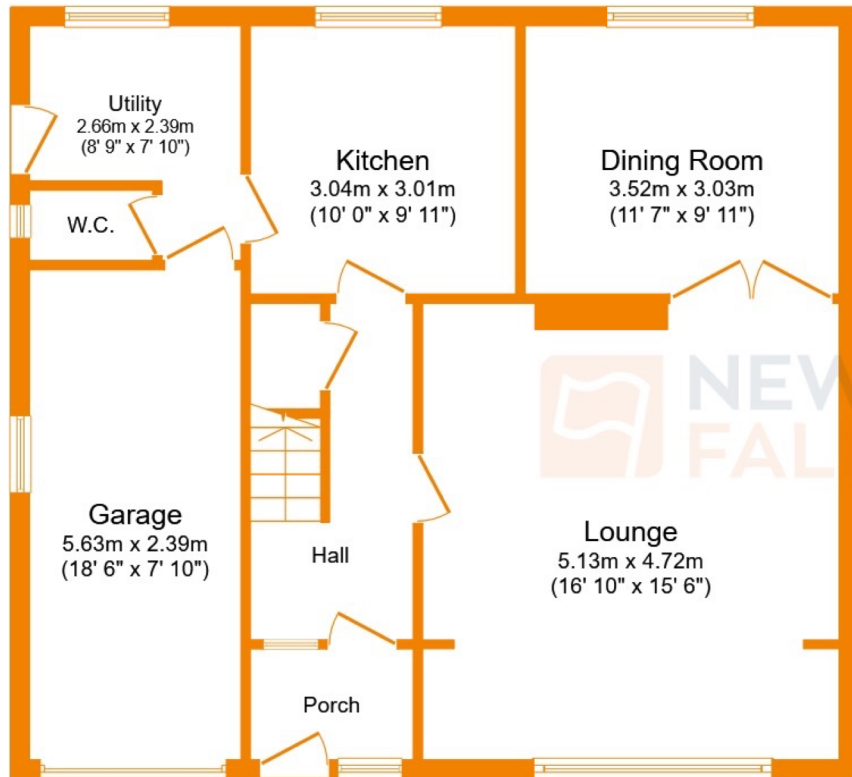
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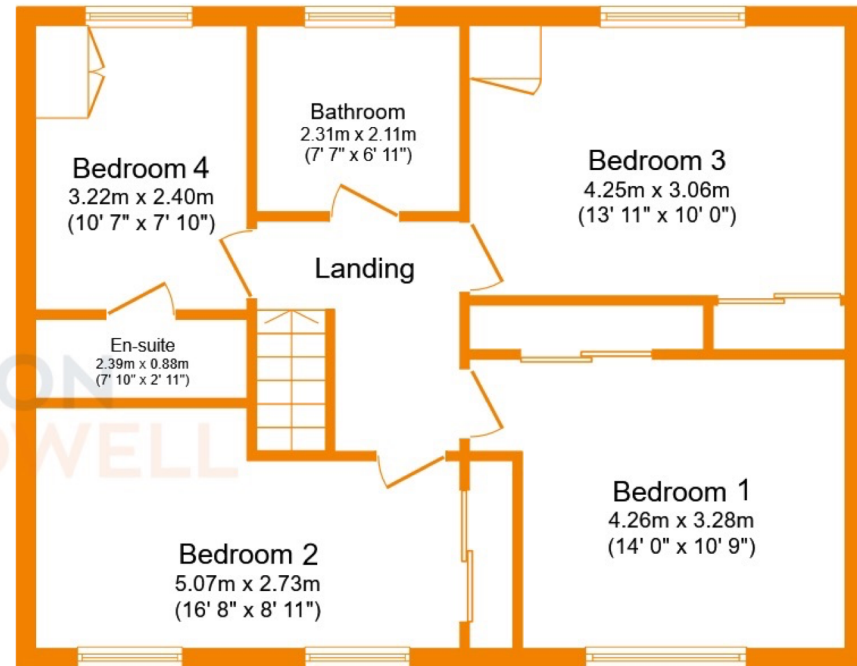
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Ground Floor



First Floor

