



127 Arnolds Crescent  
Newbold Verdon, LE9 9LA

£330,000



# 127 Arnolds Crescent

Newbold Verdon, Leicester, LE9

A really well proportioned extended 3 bedroom detached family home in popular village location approx 10 miles West of Leicester City Centre. The property benefits from full gas central heating, UPVC double glazing, PVC fascia, leased solar panels. The accommodation comprises on the ground floor of entrance hall, 22' lounge, separate dining room (connected to lounge by folding doors), 14' fitted kitchen with appliances, rear lobby and integral garage. Upstairs, landing, 3 bedrooms, bathroom with white suite. Extensive driveway to front, garage, 60' private rear gardens. Freehold

## Entrance Hall

Composite double glazed entrance door, UPVC double glazed window, laminate floor, stairs to first floor, under-stairs cupboard, cloaks cupboard, radiator with cover.

## Lounge

22' x 11' (6.71m x 3.35m)

UPVC double glazed picture window to front, radiator with cover, fitted carpet, gas fire set in brick fireplace, coving to ceiling, UPVC French doors to garden.

## Kitchen

14'2 x 9' (4.32m x 2.74m)

UPVC double glazed window to rear, vinyl flooring, fitted with a range of base, drawer & eye level units, double oven & grill, gas hob with extractor hood. Integrated dishwasher. Provision for washing machine. Wall mounted Glowworm boiler.

## Rear Lobby

UPVC glazed door, tiled flooring, storage cupboard. Separate WC with UPVC double glazed window, tiled floor. Door to garage.

## First Floor Landing

UPVC double glazed window to side, access to loft, retractable ladder.

## Bedroom One

11' x 11' (3.35m x 3.35m)

UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes, dressing table.

## Bedroom Two

10'10 x 11' (3.30m x 3.35m)

UPVC double glazed window to rear, fitted carpet, radiator.

## Bedroom Three

9'9 x 9' (2.97m x 2.74m)

UPVC double glazed window to rear, fitted carpet, radiator.

## Bathroom

7'10 x 5'10 (2.39m x 1.78m)

UPVC double glazed opaque window, chromed heated towel rail, vinyl flooring, fully tiled walls. Panelled bath, shower cubicle, vanity wash hand basin, wc.

## Outside

The front garden as a driveway providing parking for 2 cars side by side leading to single integral garage (16'3 x 8'3) with electric roller shutter door, light & power, UPVC window. The rear garden approx 60' with patio, lawns, pergola, greenhouse, fully fenced & hedged boundaries.

## Local Authority & Council Tax Info (HBBC)

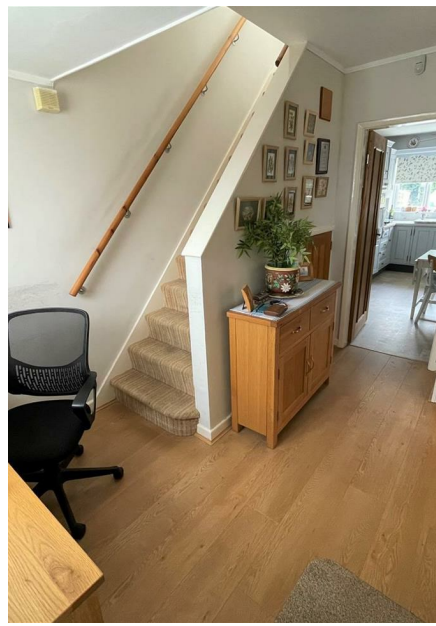
This property falls within Hinckley & Bosworth Borough Council ([www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk))

It has a Council Tax Band of C which means a charge of £1,941.06 for tax year ending March 2025

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)

Newbold Verdon is a thriving, semi-rural village with excellent amenities including a popular coffee shop, school and pub.



## Floor Plan

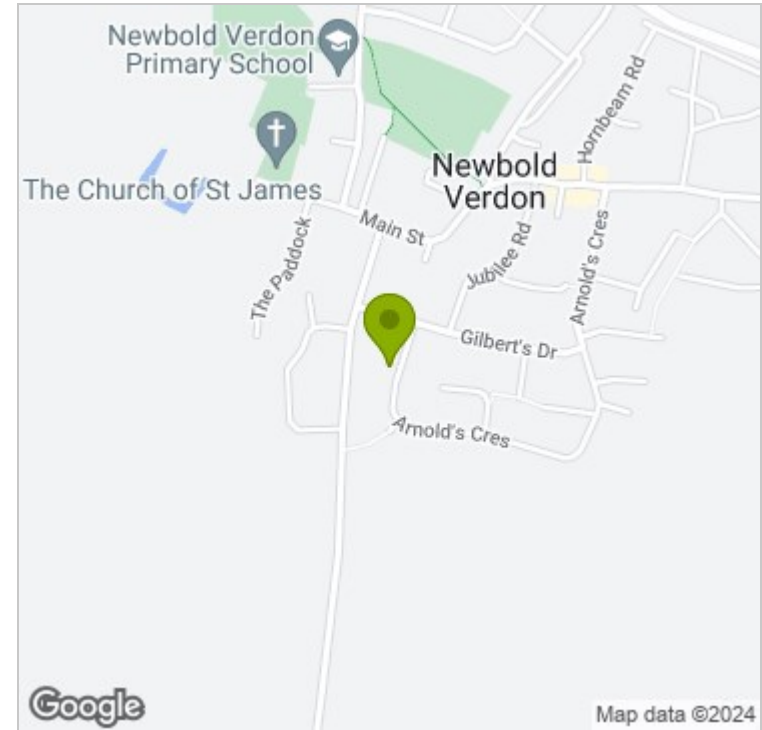


## Viewing

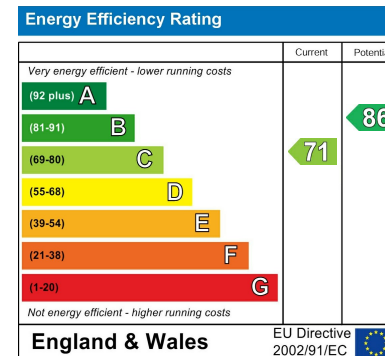
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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