



78 Arnolds Crescent
Newbold Verdon, LE9 9LW

£299,950



78 Arnolds Crescent

Newbold Verdon, Leicester, LE9

A comprehensively remodernised and well presented spacious 3 bedroom semi-detached family home in popular village location approx 10 miles West of Leicester City Centre. The property benefits from full gas central heating - Worcester combi, UPVC double glazing, fitted kitchen (oven/hob). The tastefully redecorated accommodation with new floor coverings comprises of extended entrance hall, cloaks/wc, 23' through lounge-diner, 14' fitted kitchen. Upstairs, landing, 3 good sized bedrooms all with built-in wardrobes, bathroom with contemporary white suite. Extensive driveway to front, 22' garage, 50' private rear gardens. Freehold. Council Tax band B

Entrance Hall

Spacious extended entrance hall. UPVC double glazed entrance door, UPVC double glazed window, radiator, laminate floor, carpeted stairs to first floor, under-stairs cupboard.

Cloaks/wc

UPVC double glazed opaque window, laminate floor, vanity wash hand basin, wc, radiator.

Lounge-Diner

23'1" x 10'10" (7.05m x 3.32m)

A spacious dual aspect through lounge-diner. UPVC double glazed window to front, radiator, newly fitted carpet, gas fire set in attractive modern fireplace, double glazed sliding patio doors to rear.

Fitted Kitchen

13'9" x 8'10" (4.20m x 2.70m)

UPVC double glazed window to rear, fitted with a range of base, drawer & eye level units, work surfaces, built-in electric double oven, gas hob. Wall mounted Worcester combination boiler.

First Floor Landing

UPVC double glazed window, fitted carpet, access to loft.

Bedroom One

11'8" x 10'11" (3.56m x 3.34m)

UPVC double glazed window, fitted carpet, radiator, built-in wardrobes.

Bedroom Two

10'11" x 10'0" (3.34m x 3.05m)

UPVC double glazed window to rear, radiator, built-in wardrobes.

Bedroom Three

10'0" x 9'0" (3.05m x 2.75m)

UPVC double glazed window to rear, laminate flooring, radiator, built-in wardrobes.

Bathroom

8'8" x 5'10" (2.65m x 1.80m)

UPVC double glazed opaque window, chrome heated towel rail, panelled bath, twin head shower over, glass screen, vanity wash hand basin, wc.

Outside

The front of the property has gravelled driveway providing parking for 2-3 cars leading to garage.

The rear garden approx 50' has paved patio, lawn, shrubs, borders, timber shed, external water tap, door to garage & fully fenced boundaries.

Garage

22'3" x 7'8" (6.80m x 2.35m)

With timber double doors, personal door to rear.

Local Authority & Council Tax Info (HBBC)

This property falls within Hinckley & Bosworth Borough Council (www.hinckley-bosworth.gov.uk)

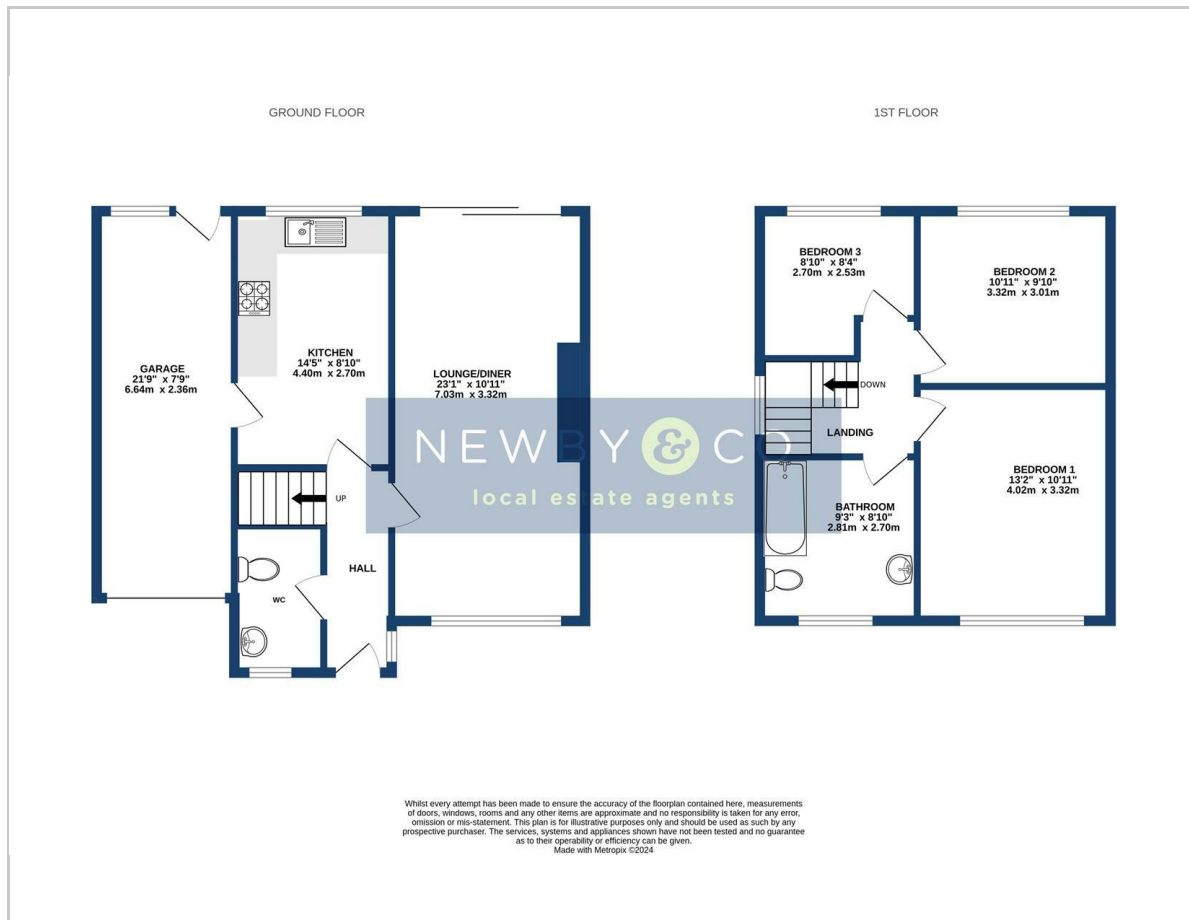
It has a Council Tax Band of B which means a charge of £1698.42 for tax year ending March 2025

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



Floor Plan

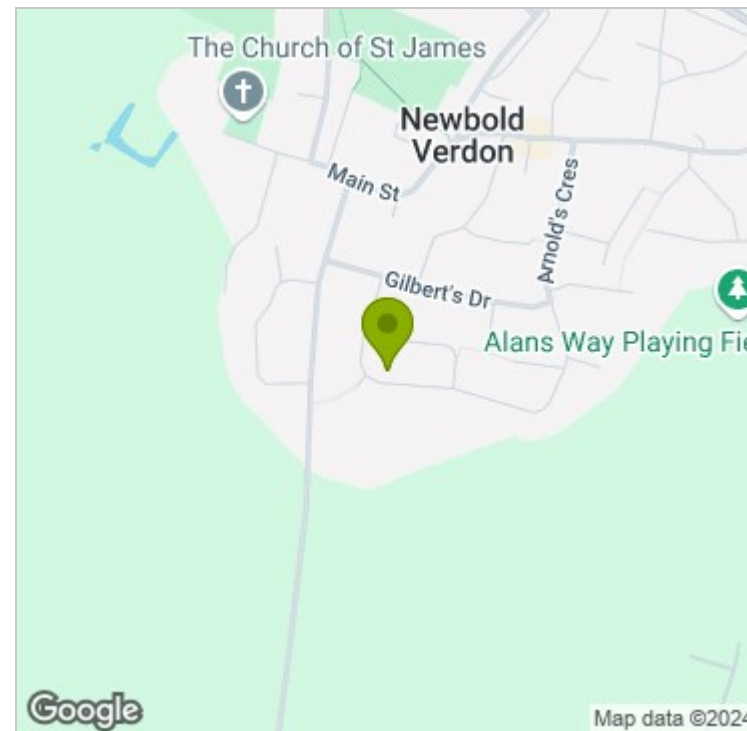


Viewing

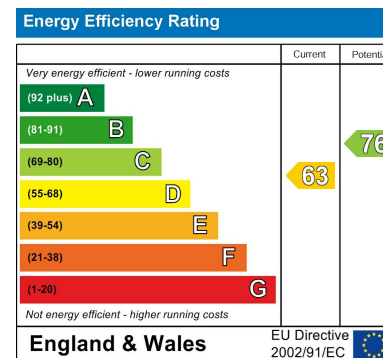
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk



NEWBY & CO.
local estate agents