

Walnut, 68 Mill Lane
Newbold Verdon, LE9 9PU

Offers Over £300,000



Walnut, 68 Mill Lane

Newbold Verdon, Leicester, LE9

A beautifully presented, spacious 3 storey 3 bedroom end of row mews townhouse in popular village location approx 10 miles West of Leicester City Centre. The property built by a local builder of high regard in 2013 benefits from full gas central heating (combi) with Nest programmer, UPVC double glazing, refitted bespoke kitchen with granite worktops and Neff appliances, intruder alarm & a new main bedroom suite & shower room. The tastefully redecorated accommodation with new floor coverings (2021) comprises of entrance hall, 20' fitted kitchen-diner, cloaks/wc, lounge. Upstairs, landing, 2 good sized bedrooms, shower room with contemporary white suite. Top floor further double bedroom & en-suite shower room. Gardens to front and rear, two allocated parking spaces. Freehold. Council Tax band C

Entrance Hall

A welcoming entrance hall with double glazed composite entrance door, stairs to first floor, radiator, cloaks cupboard housing Worcester combination boiler.

Kitchen-Diner

20'4" x 11'11" (6.21m x 3.65m)

UPVC double glazed windows to front and side, engineered wooden flooring, designer radiator. Superbly refitted by Glenfield Kitchens with a bespoke range of high quality base, drawer & eye level units with rounded corners, granite work surfaces, purple glass splashbacks, one and a half bowl stainless steel sink unit with mixer tap, under unit lighting. Integrated Neff appliances including dishwasher, washing machine & microwave. Range cooker & tall fridge freezer available by separate negotiation. Breakfast bar with pendant lighting over in addition to ample space for table and chairs.

Cloaks/wc

Engineered wood flooring, wash hand basin, wc, radiator, space for tumble dryer, storage, extractor fan.

Lounge

15'1" x 14'2" (4.61m x 4.32m)

A really good sized living room situated at the rear of the ground floor accommodation. UPVC double glazed window to rear, neutral fitted carpet, radiator, freestanding electric fire place, UPVC double glazed French doors to rear.

Landing

Fitted carpet, radiator.

Bedroom Two

13'1" x 10'8" (4.00m x 3.26m)

A generously sized double bedroom with a wealth of storage. Two UPVC double glazed windows to rear, neutral fitted carpet, upright designer radiator, quality built-in wardrobes providing a wealth of storage including hanging rails, shelving etc.

Bedroom Three

15'1" x 9'5" (4.61m x 2.88m)

An L-shaped bedroom of good proportions which serves the current owner well as a study. Two UPVC double glazed windows to front, fitted carpet, radiator.

Shower Room

A recently remodelled contemporary shower room. UPVC double glazed opaque window to side, chrome heated towel rail, waterproof wallboarding, extractor fan, walk-in shower enclosure with mains Aqualisa digital shower, vanity wash hand basin, wc, demisting illuminated mirror.

Second Floor Landing

V-Lux window, fitted carpet.

Bedroom One

16'8" x 9'3" (5.10m x 2.82m)

UPVC double glazed window to front, V-lux double glazed skylight to rear, two radiators, fitted carpet, doors to good sized eaves storage.

En-suite Shower Room

V-lux double glazed skylight, radiator, tiled flooring, extractor fan, fully tiled shower cubicle with mains shower, pedestal wash hand basin, wc.

Outside

Garden to the front of the property with lawn, picket fencing. Allocated off road parking providing space for one car to the front and another car at the rear.

The rear gardens are approx 30' and has lawns, decking, shed, fully fenced boundaries and side gated access.

Local Authority & Council Tax Info (HBBC)

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

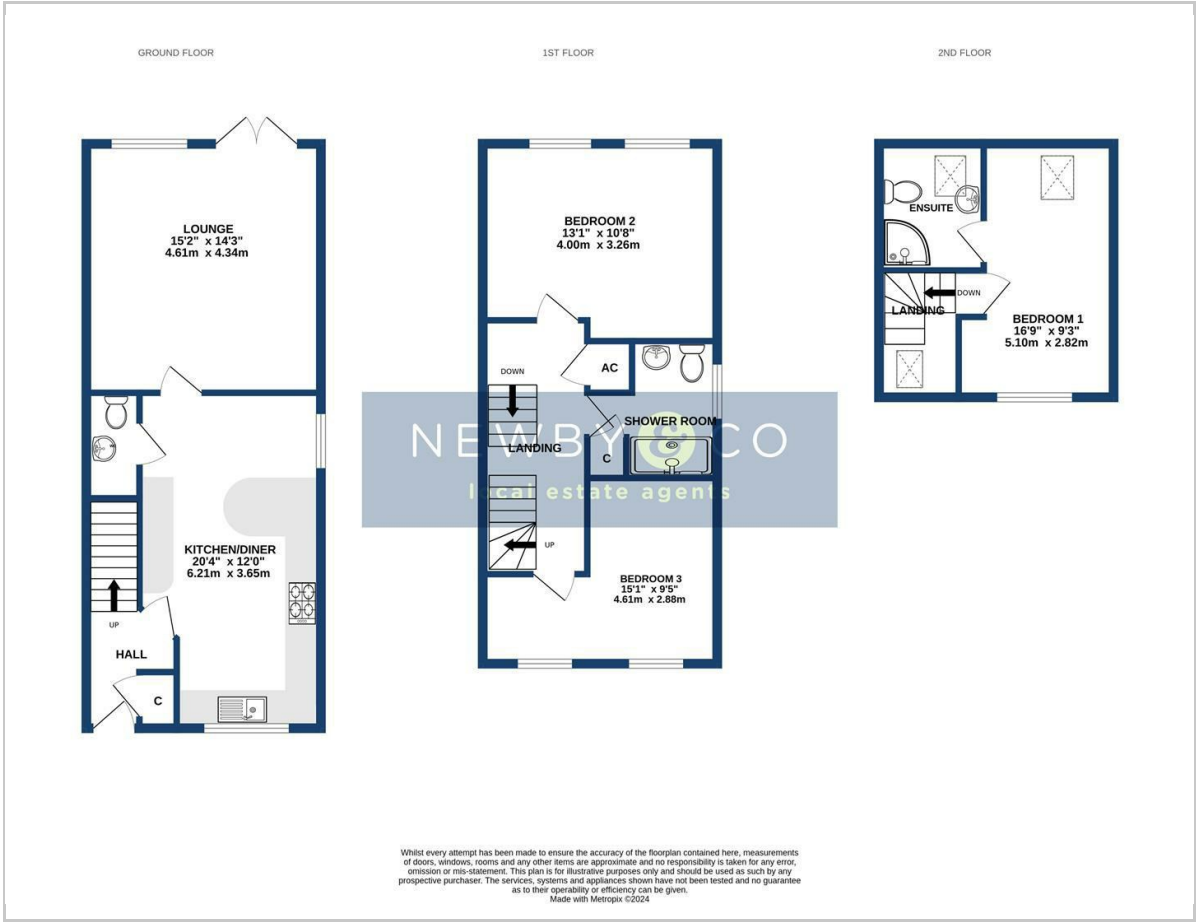
It has a Council Tax Band of C which means a charge of £2040.10 for tax year ending March 2026

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



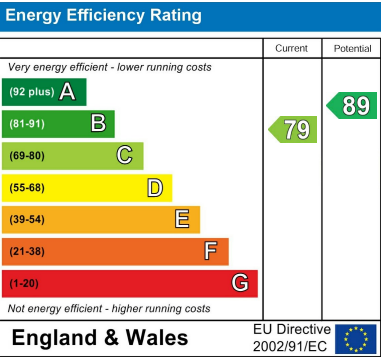
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

