



Old Farm Lane, Newbold Verdon, Leicester

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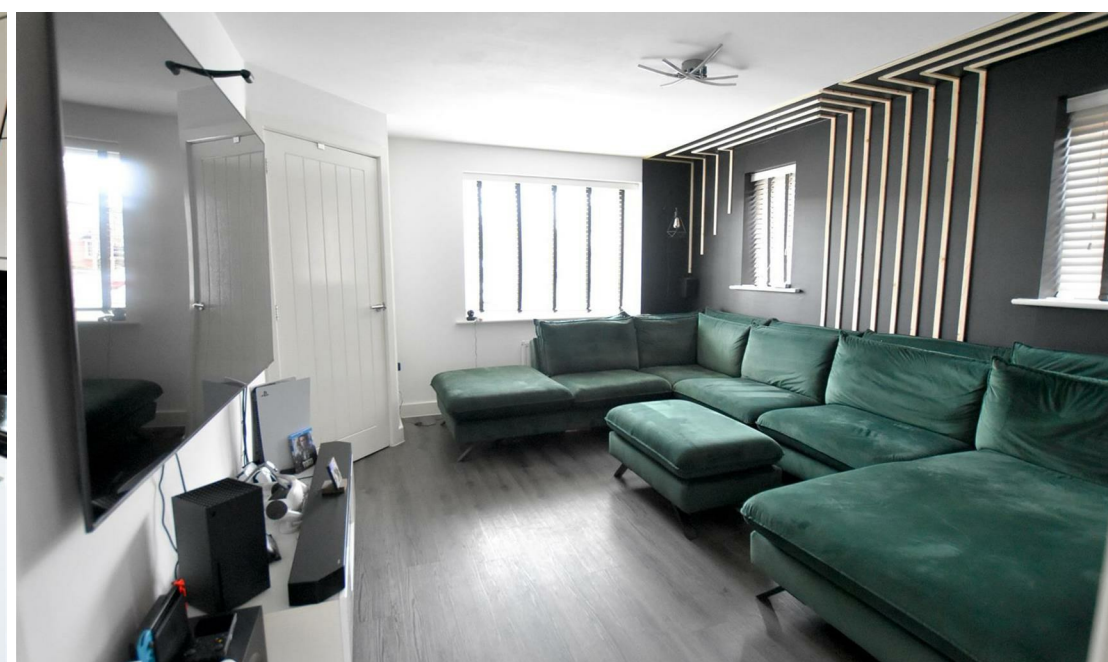


- POPULAR LOCATION
- MODERN KITCHEN/DINER
- BEDROOM WITH EN SUITE
- EPC RATING C
- VIEWING ADVISED
- SPACIOUS LOUNGE
- DRIVEWAY LEADING TO A GARAGE

We are delighted to offer to the market this well presented three bedroom semi detached family home. The property provides good access for all local amenities and good performing schools. Internally the property is finished to a high standard, and an internal inspection is highly recommended to appreciate the property on offer. The property comprises of entrance hall, lounge, kitchen/diner, with utility area, downstairs WC/cloaks, three bedrooms with bedroom one having an en suite and a family bathroom. To the outside there is small front garden, driveway leading to a single garage and enclosed rear large garden with decking area.



Price: £275,000







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

PRS
Property
Redress
Scheme

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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Old Farm Lane LE9 9PX

Approximate Gross Internal Floor Area = 74.5 sq m / 802 sq ft

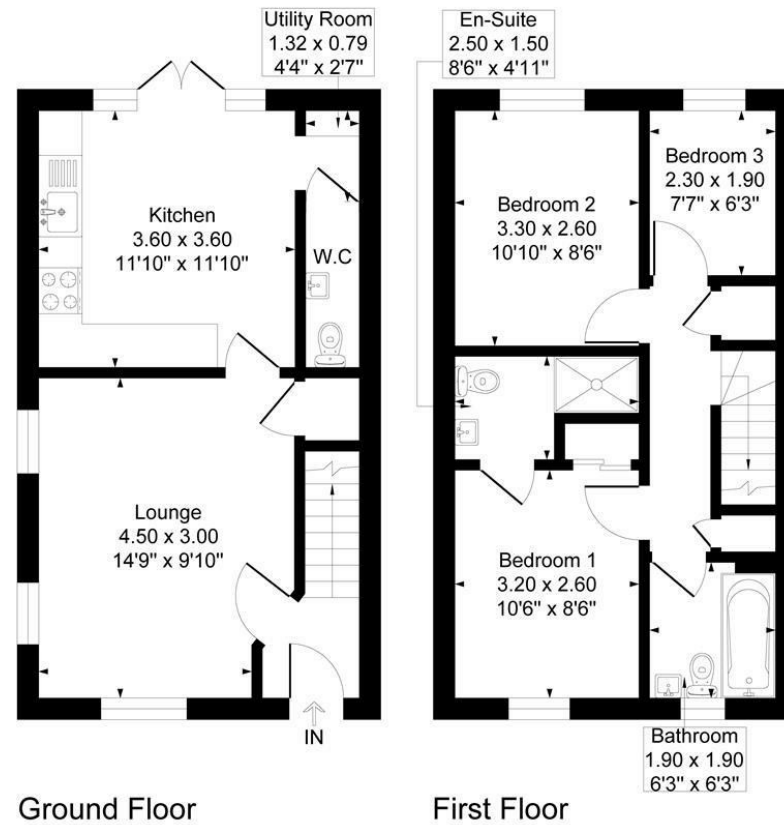


Illustration for identification purposes only, measurements are approximate, not to scale.

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