



Connells

Hall Lane
Newbold Verdon Leicester



Property Description

Available with NO UPWARD CHAIN is this beautifully presented three-bedroom modern semi-detached property built by Bloor Homes in 2022 with subsequent NHBC warranty remaining, and being positioned on the border of the sought-after village of Newbold Verdon.

The village of Newbold Verdon has a choice of convenience stores and a supermarket, a selection of eateries including takeaways and a coffee shop, as well as a doctor's surgery and a primary school. The village is well-placed for access to Market Bosworth and Leicester, and Bosworth Academy, the Ofsted 'outstanding' secondary school is in the neighbouring village of Desford.

The accommodation briefly comprising of an entrance hallway, cloakroom, lounge and kitchen/diner to the ground floor, with three good sized bedrooms; bedroom one benefitting from en-suite shower room and family bathroom to the first floor. To the outside of the property there is a substantial fully enclosed rear garden. To the side is a driveway with standing for multiple vehicles and a laid to lawn area finishes off the front of the property perfectly.

Viewing is essential to fully appreciate this beautiful family home.

Entrance Hallway

7' 1" x 3' 11" (2.16m x 1.19m)

Door to the front elevation, Amtico flooring,

stairway off to the first floor and giving access to the lounge.

Cloakroom

5' 11" x 3' 5" (1.80m x 1.04m)

Comprising hand wash basin and WC. With Amtico flooring, extractor fan and upgraded floor to ceiling tiled walls and tiled flooring.

Lounge

14' 9" x 12' 3" (4.50m x 3.73m)

Window to the front elevation, TV point, radiator and Amtico flooring.

Kitchen / Diner

15' 6" x 8' 10" (4.72m x 2.69m)

The kitchen is fully fitted and comprises a range of modern wall and base units with worktop above, 1.5 bowl sink and drainer with mixer tap, built-in mid level oven, gas hob with extractor hood above, integrated fridge freezer, integrated dishwasher and freestanding washing machine. French doors to the rear elevation leading into the rear garden, window to rear elevation, ceiling spotlights and Amtico flooring.

First Floor Landing

8' 10" x 3' 2" (2.69m x 0.97m)

Bedroom One

12' x 11' 11" (3.66m x 3.63m)

Window to the front elevation, radiator and carpet flooring. Access to the en-suite.

En-Suite Shower Room

Comprising shower cubicle with rainfall shower head, vanity hand wash basin and WC, with upgraded tiled walls and tiled flooring. Obscure window to the front elevation.

Bedroom Two

9' 7" x 8' 4" (2.92m x 2.54m)

Window to the rear elevation, radiator and carpet flooring.

Bedroom Three

8' 11" x 7' (2.72m x 2.13m)

Window to the rear elevation, radiator and carpet flooring.

Family Bathroom

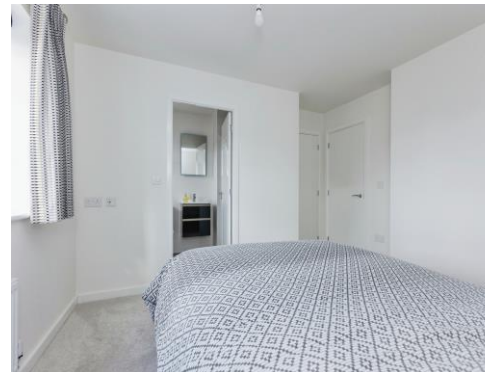
7' 2" x 5' (2.18m x 1.52m)

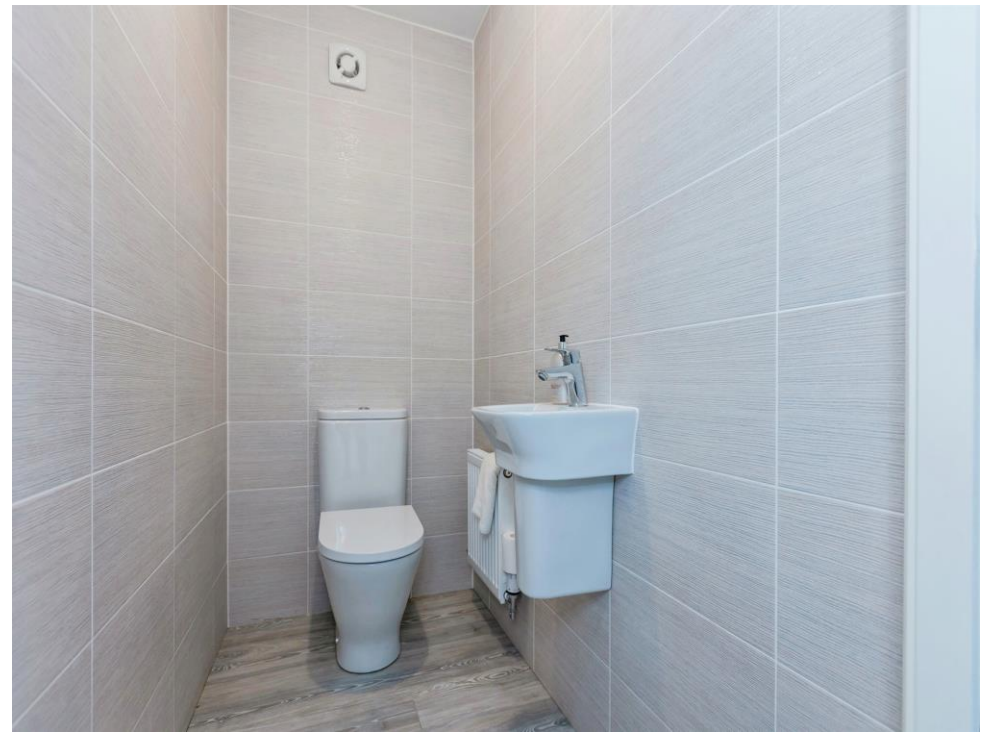
Comprising a white suite to include shower cubicle, panel bath, vanity hand wash basin and WC, with upgraded tiled walls and tiled flooring. Obscure window to the side elevation.

To The Outside

To the front of the property there is a laid to lawn garden and pathway leading to the front door. Driveway to side and gated access to the rear garden.

The rear garden is mainly laid to lawn with paved patio area and fenced perimeter.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

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Tenure: Freehold



Awaiting Photograph

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