



Connells

Oaks Drive
Newbold Verdon Leicester

Oaks Drive Newbold Verdon Leicester LE9 9PH

for sale
£285,000



Property Description

Situated in the charming village of Newbold Verdon, offers a peaceful and welcoming residential setting with excellent access to local amenities and countryside surroundings. This property is ideal for families, professionals, and retirees looking for a blend of rural tranquillity and modern convenience.

Newbold Verdon is a well-regarded village with a strong sense of community. It offers a range of local shops, a post office, traditional pubs, and essential services, all within easy reach. For a wider selection of shopping and dining options, the nearby towns of Market Bosworth and Hinckley provide supermarkets, restaurants, and leisure facilities. Leicester city centre is also within a commutable distance for work and entertainment.

Transport links from this location are excellent, with the A47 providing easy connections to Hinckley, Leicester, and beyond. Public transport options, including regular bus services, ensure convenient travel to surrounding areas.

For families, the village has well-regarded primary schools, and there are excellent secondary school options in nearby Market Bosworth and Desford. The surrounding Leicestershire countryside offers plenty of green spaces, walking trails, and outdoor recreational opportunities.

With its friendly community, strong transport links, and a balance of rural charm and modern amenities, presents a fantastic

opportunity for comfortable village living.

Entrance Hall

8' 9" x 6' 7" (2.67m x 2.01m)

Leading onto living room and kitchen, comprising of a downstairs storage cupboard, carpeted, large double glazed window.

Through Living Room

23' x 11' (7.01m x 3.35m)

With gas fireplace with a brick surround, double panel radiator, carpeted, french doors leading into the garden, large double glazed window to front, serving hatch.

Kitchen

14' 3" x 8' 9" (4.34m x 2.67m)

With lino flooring, side door providing access to side driveway into the garden, combination boiler. electric oven, plumbing for dishwasher, double panel radiator, space for freestanding fridge freezer, space for dining table/breakfast bar.

Landing

Leading into the three first floor bedrooms and family bathroom, with loft access.

Bedroom One

11' 8" x 10' 9" (3.56m x 3.28m)

With large double glazed to the front, carpeted, fitted wardrobes with dressing table. storage cupboard, single panel radiator.

Bedroom Two

11' x 10' 1" (3.35m x 3.07m)

With fitted storage cupboard, carpeted, large double glazed window to the rear.

Bedroom Three

10' x 9' (3.05m x 2.74m)

With double glazed window to the rear of the property, carpeted, double panel radiator.

Family Bathroom

8' 6" x 5' 9" (2.59m x 1.75m)

With shower over bath and half tile surround, lino flooring, pedestal sink, low level w/c, storage mirror cupboard.

Garage

22' 6" x 8' 11" (6.86m x 2.72m)

With electric roller door, power and lighting, side door with access into the garden.

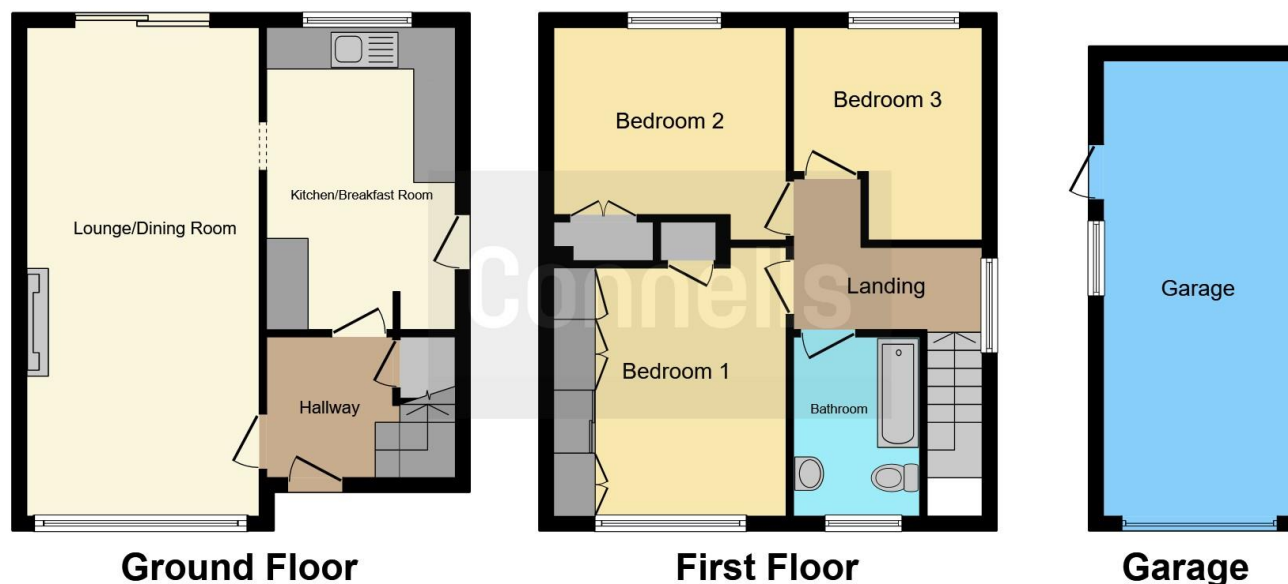
Outside

Large block paved front driveway for multiple cars with side driveway for additional parking leading to the garage and large private garden, laid to lawn with hard landscaped area to rear of the garden and block paved patio off the french doors to the rear of the property.









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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88 Castle Street
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EPC Rating: Awaited

Tenure: Freehold

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