



Connells

Sparkenhoe
Newbold Verdon Leicester

Sparkenhoe Newbold Verdon Leicester LE9 9LU

for sale offers over
£210,000



Property Description

Connells are delighted to present this extended five-bedroom terraced property in the popular village location of Newbold Verdon.

In brief this property comprises of an entrance porch leading into hallway with large store cupboard, kitchen, lounge/dining room leading to conservatory, to the first floor are three well-proportioned bedrooms and family bathroom, leading up to the second floor loft conversion with a further two large bedrooms with fitted eaves storage.

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.

Entrance Porch.

4' 5" x 4' 1" (1.35m x 1.24m)

Brick built front porch with wood flooring, UPVC front door with frosted windows, downlights.

Hallway.

With laminate flooring, leading up to carpeted staircase with window to front elevation, large store cupboard.

Living Room.

17' 9" x 9' 9" (5.41m x 2.97m)

With wood laminate flooring, window to front elevation with two central heating radiator, TV points, French doors leading into conservatory.

Kitchen.

12' 9" x 10' 9" (3.89m x 3.28m)

Shaker style kitchen fitted base and wall units, wood laminate flooring, fitted electric hob with extractor hood and tile splashback, fitted double oven, two undercounter appliance spaces with plumbing for a washing machine or dishwasher, fitted sink with mixer tap, large window and door to garden to rear elevation, downlights.

Conservatory.

13' 4" x 11' 8" (4.06m x 3.56m)

With wood laminate flooring, French doors to the garden, central heating radiator.

Landing.

Open landing with window to the front elevation, carpet, two airing cupboards with fitted storage shelves.

Bedroom One

14' 10" x 10' 9" (4.52m x 3.28m)

Large bedroom to rear elevation, with carpet, central heating radiator, sliding door wardrobe, TV points.

Bedroom Two

9' 6" x 9' (2.90m x 2.74m)

To the rear elevation with carpet, central heating radiator, fitted wardrobe.

Bedroom Three

9' 9" x 7' 10" (2.97m x 2.39m)

To the front elevation with carpet and central heating radiator.

Family Bathroom

7' 6" x 6' 5" (2.29m x 1.96m)

To the front elevation, with fitted bath with shower over, fully tiled bathroom with wood laminate flooring, pedestal sink, low level w/c, central heating radiator, extractor fan.

Bedroom Four

15' x 7' 9" (4.57m x 2.36m)

To the second floor with skylight Vellum windows, carpet, central heating radiator, eaves storage cupboards.

Bedroom Five

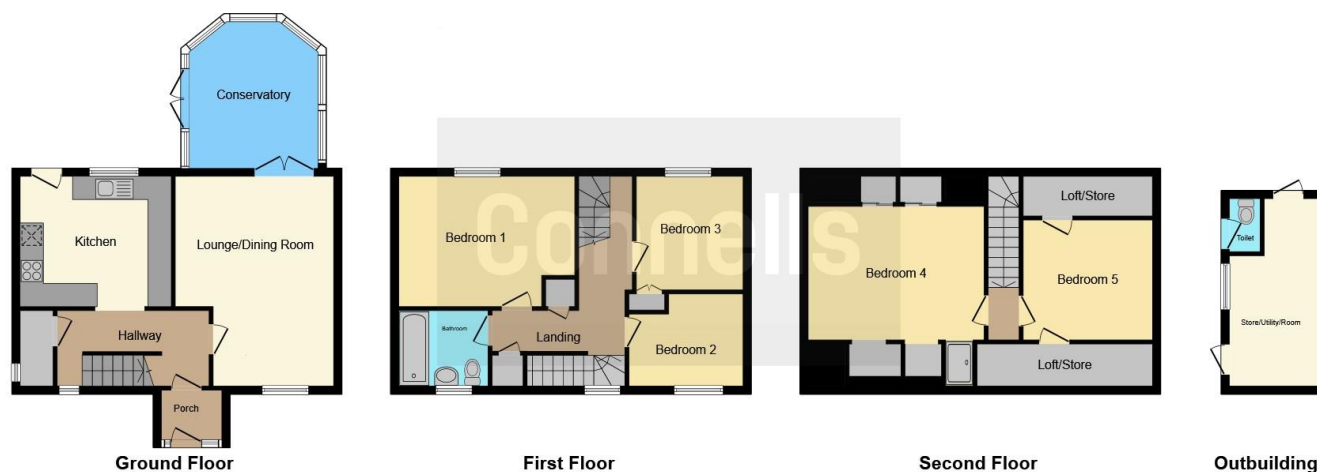
9' 10" x 7' 9" (3.00m x 2.36m)

To the second floor loft conversion with skylight Vellum windows, carpet, central heating radiator, eaves storage cupboards.









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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T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
 HINCKLEY LE10 1DD

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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