



**Connells**

Oaks Drive  
Newbold Verdon Leicester



### Property Description

Well-Presented Home in a Desirable Village Location

Situated within a popular and well-established residential area of Newbold Verdon, offers comfortable and well-proportioned accommodation, ideal for families, first-time buyers, downsizers or investors. The property enjoys a pleasant setting with easy access to village amenities, countryside walks and excellent commuter links.

This well-presented three-bedroom home offers spacious and well-balanced accommodation throughout.

The ground floor comprises a welcoming hallway, generous lounge/dining room, fitted kitchen, ground floor WC and utility area. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a spacious driveway providing ample off-road parking, a garage, and a well-sized rear garden with patio and lawn areas and shed storage.

Located in a quiet and popular residential neighbourhood. Close to local shops, pubs, schools and everyday amenities within Newbold Verdon.

With an easy access to Market Bosworth, Hinckley and Earl Shilton for a wider range of services. Surrounded by attractive countryside walks and green spaces, ideal for outdoor enthusiasts.

Excellent commuter links via the A447, A444, A5 and M69, connecting Leicester, Coventry and Birmingham.



## Ground Floor

Upon entering the property, you are welcomed into a central entrance hallway which provides access to the main ground floor accommodation and the staircase rising to the first floor.

To the front of the property sits a generous lounge/dining room, a bright and versatile space ideal for both everyday living and entertaining. The room comfortably accommodates a seating area and dining table, with large windows allowing plenty of natural light to flow through.

Leading on from the hallway is the fitted kitchen, offering a practical layout with ample worktop and cupboard space. Adjacent to the kitchen is a useful ground floor WC and utility area, adding convenience for guests and day-to-day family life.

The kitchen also provides internal access to the integral garage, which offers excellent storage or secure parking.

## Outside

To the front of the property is a spacious driveway, providing off-road parking for multiple vehicles and leading to the garage. The frontage is well maintained and offers an attractive first impression.

To the rear, the property benefits from a well-sized garden, featuring a patio area ideal for outdoor seating and entertaining, with the remainder laid mainly to lawn. A garden shed provides additional storage, making this an excellent outdoor space for families, gardening enthusiasts, or those who enjoy outdoor living.



## First Floor

To the first floor, the landing gives access to three well-proportioned bedrooms. Bedroom one is a comfortable double room, while bedrooms two and three are also well sized and suitable for family members, guests, or home office use. Completing the first floor is a family bathroom, fitted with a modern suite.

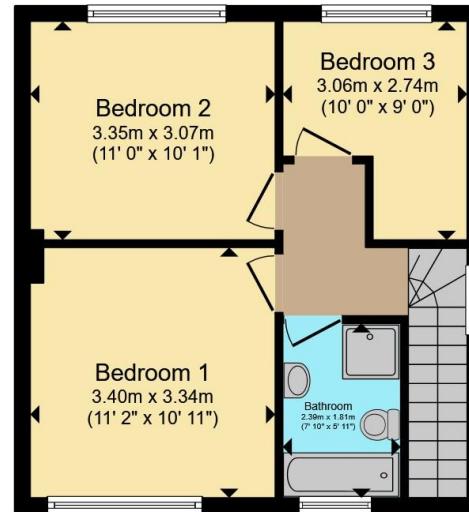








**Ground Floor**



**First Floor**

Total floor area 101.1 m<sup>2</sup> (1,089 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C    Council Tax  
Band: C

Tenure: Freehold

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