



Wraske Farm, Desford Lane, Newbold Verdon, Leicestershire, LE9 9LG

HOWKINS &  
HARRISON



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Newbold Verdon,  
Leicestershire, LE9 9LG

Guide Price: £349,950

Offered with no upward chain, with huge potential to improve and extend, is this character double fronted farmhouse situated within a sought after residential location.

Occupying a generous size plot with well proportioned internal accommodation amounting to 1342sqft. In brief the property comprises; two reception rooms, kitchen/breakfast room with utility off. To the first floor there are three double bedrooms and a family bathroom. Externally you will find delightful mature gardens, gated access to parking for several vehicles, two large adjoining brick built stores and an outside WC.

An early internal viewing is strongly recommended.





## Location

The property can be found on the edge of the popular village of Newbold Verdon, Leicestershire. The village acts as a local centre for a range of services and offers a good level of every day amenities including shops and a primary school. A larger range of retail, commercial and leisure opportunities can be found in the nearby town of Hinckley (7 miles) and the city of Leicester (10 miles). It is also very close to the attractive and very popular village of Market Bosworth (3 miles).

Communications to the area are excellent with the M1 Junction 21 approximately 7 miles and Junction 22 approximately 5 miles. Junction 21 gives direct access to the M69 and in turn to Coventry and Birmingham. Birmingham International and Nottingham East Midlands Airports are 26 miles and 22 miles respectively. The nearest mainline railway station is at Leicester.

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## Accommodation Details - Ground Floor

The front door leads into an entrance hall with staircase rising to the first floor with store cupboard under. To the left is the sitting room with window to the front elevation, an attractive open fireplace with log burner and mantle above and exposed beamed ceiling. To the right an equally sized dining room with window to the front elevation, an attractive open fireplace with log burner and mantle above and exposed beamed ceiling and door opening into a kitchen breakfast room, having window to the side elevation, a range of base units, work preparation surfaces with cupboards below, fitted Aga with twin hot plates and ovens below, beamed ceiling, door to the outside access and two doors opening into a useful utility room/walk in pantry.

## First Floor

From the hallway the staircase rises to a first floor landing with doors leading off to; three excellent size bedrooms and a family bathroom having a panel enclosed bath with a shower and shower screen over, pedestal wash hand basin, low flush WC, complementary tiling, a chrome heated towel rail and built in airing cupboard.











## Outside

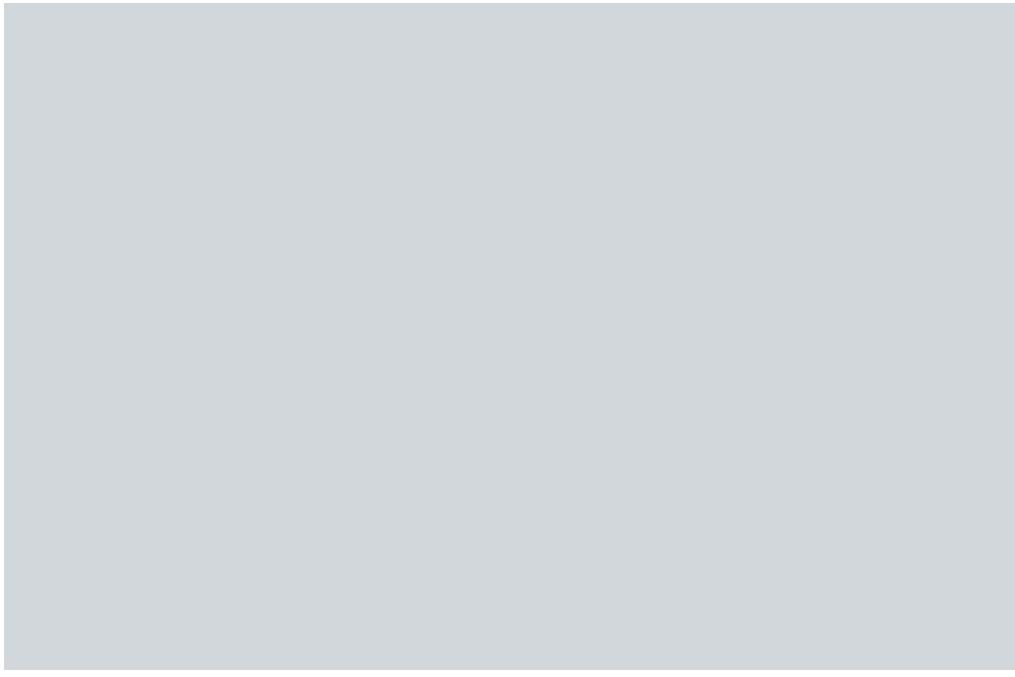
Externally there is gated access to parking for several vehicles, delightful front and side gardens mainly laid to lawn with bordering hedgerow, a variety of trees and shrubs, a block of adjoining brick-built outbuildings containing two stores, one measuring 3.35m x 3.02m and the second 3.30m x 3.02m and a separate WC. These outbuildings are a great addition and subject to the relevant approvals could be used as an extension to the main accommodation.

## Features

- Character farmhouse
- Sought after village location
- Two generous reception rooms
- Kitchen/breakfast room and utility
- Three excellent size bedrooms
- Delightful gardens
- Gated entry to off road parking
- Adjoining brick built outbuildings and WC
- Huge potential
- Charming original features







## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax - Band C

Energy Rating - TBC



Total Area: 1342 ft² ... 124.7 m² (excluding shed, wc)  
All measurements are approximate and for display purposes only

## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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