



**Barbara Avenue, Newbold Verdon LEICESTER LE9 9NS**



**welcome to**

**Barbara Avenue, Newbold Verdon LEICESTER**

FIVE BEDROOM DETACHED FAMILY HOME. Offers off road parking, garage and rear garden. Inside you will have a lounge/dining room and kitchen downstairs with the five bedrooms and bathroom upstairs. PERFECT FOREVER HOME.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Lounge/dining**

10' 10" x 31' 3" ( 3.30m x 9.53m )

**Kitchen**

8' 11" x 14' 3" ( 2.72m x 4.34m )

**Utility Room**

8' 11" x 7' 7" ( 2.72m x 2.31m )

**First Floor Landing**

**Bedroom One**

10' x 10' 10" ( 3.05m x 3.30m )

**Bedroom Two**

9' x 9' 11" ( 2.74m x 3.02m )

**Bedroom Three**

10' 11" x 10' 11" ( 3.33m x 3.33m )

**Bedroom Four**

7' 9" x 10' 5" ( 2.36m x 3.17m )

**Bedroom Five**

7' 8" x 10' 4" ( 2.34m x 3.15m )

**Bathroom**

**Garage**

**Rear Of Property**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**welcome to**

**Barbara Avenue, Newbold Verdon  
LEICESTER**

- DETACHED
- FIVE BEDROOMS
- REAR GARDEN
- GARAGE
- CLOSE LOCAL AMENITIES

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers over  
**£440,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LHS117085](https://williamhbrown.co.uk/Property/LHS117085)



Property Ref:  
LHS117085 - 0019

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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