



Ivy Cottage Main Street, Newbold Verdon Leicester LE9 9NP

welcome to

Ivy Cottage Main Street, Newbold Verdon Leicester

Charming Grade II listed Georgian cottage in Newbold Verdon with a freshly thatched roof, four spacious bedrooms and beautiful gardens. Features include a conservatory, summer house and detached garage. A perfect blend of character and modern living, close to local amenities.



Entrance Hall

Door to the front and radiator.

Lounge

15' 9" x 15' 6" (4.80m x 4.72m)

Window to the front, window to the side and two radiators.

Conservatory/Dining Room

8' 2" x 19' 5" (2.49m x 5.92m)

Two windows to the rear and radiator.

Kitchen

7' 2" x 13' 9" (2.18m x 4.19m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit and space for appliances. Window to the rear.

Utility Room

Fitted with base units and sink drainer unit. Window to the rear.

Study/Bedroom Four

9' 8" x 10' 5" (2.95m x 3.17m)

Window to the front, fire place and radiator.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

14' 1" x 16' 1" (4.29m x 4.90m)

Window to the front and radiator.

Bedroom Two

8' 7" x 16' 11" (2.62m x 5.16m)

Window to the front and radiator.

Bedroom Three

7' 9" x 14' 2" (2.36m x 4.32m)

Window to the rear and radiator.

Bathroom

Fitted with a three piece suite comprising of bath, WC, hand wash basin and radiator.

Outside W C

With WC.

Detached Garage/Workshop**Front & Rear Of Property**

To the front of the property is a garden laid to lawn and a driveway providing off road parking. To the rear of the property is a beautifully landscaped garden laid to lawn with a patio and a summer house.



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Ivy Cottage Main Street, Newbold Verdon Leicester

- Grade II Listed
- Georgian Charm
- Freshly Thatched Roof
- Spacious Gardens
- Conservatory & Summer House

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

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LHS119886 - 0005

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