









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

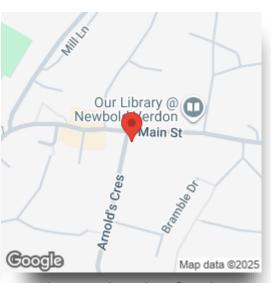
Council Tax Band: D

£450,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS119886



Property Ref: LHS119886 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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