



**Ivy Cottage Main Street, Newbold Verdon Leicester LE9 9NP**

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## 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

offers over

**£425,000**



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