



Gilberts Drive
Newbold Verdon

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- Spacious detached family home
- South facing rear gardens
- Four good size bedrooms
- Large driveway providing off road parking
- Dual aspect lounge/diner
- Outdoor seating terraces
- Integral garage
- Located in the heart of Newbold Verdon
- EPC Rating D / Council Tax Band C / Freehold

General Description

Alexanders of Market Bosworth offer to the market a spacious four bedroom detached family house in the heart of the popular village of Newbold Verdon. The property is set back from the road behind a large block paved driveway laid in June 2023 and generous rear gardens boasting a southerly aspect.

Location

The village of Newbold Verdon has a grocery store, doctors' surgery, a selection of eateries, as well as a primary school. The village is well-placed for access to Market Bosworth and Leicester, and Bosworth Academy, the Ofsted 'outstanding' secondary school is in the neighbouring village of Desford.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.



Accommodation

The property has been extended by the current owners which provides four large bedrooms and family bathroom to the first floor.

Downstairs, enter the spacious entrance hall with space for a study area and door through to large dual aspect lounge/diner with doors out onto the seating terrace and through to the kitchen.

Beyond the kitchen is a utility room, downstairs W.C., and access into an integral garage.

Outside, the rear gardens face south and enjoy a private aspect with well landscaped and mature borders, several seating areas with a balance of lawns and well-stocked beds. The newly laid driveway provides plenty of off-road parking and access to the garage.

Tenure

Freehold.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band C.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

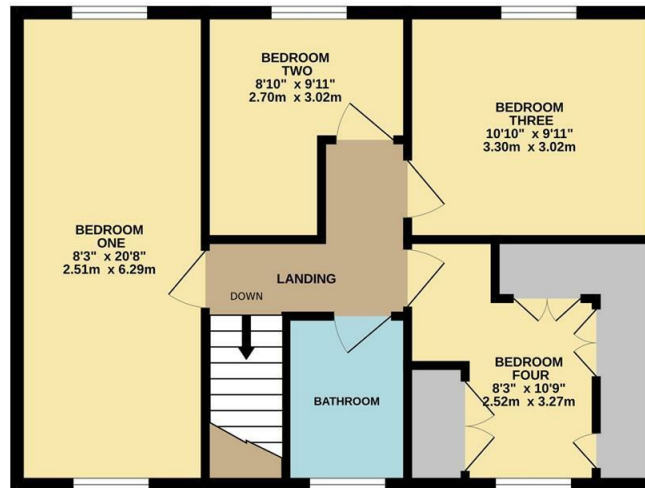
Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





TOTAL FLOOR AREA : 1292 sq.ft. (120.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

Alexanders

23 Main Street
Market Bosworth
CV13 0JN

Telephone Sales: 01455 291471
Email: mbsales@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.