

Alexanders



The Paddock
Newbold Verdon





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Newbold Verdon

- A spacious five bedroom detached home
- Three reception rooms and a study
- Kitchen/diner and a utility room
- Three bathrooms and plentiful wardrobe space
- Fully landscaped low-maintenance gardens
- Large block paved driveway
- Detached double garage with power/lighting
- Quiet cul-de-sac in village conservation area
- EPC Rating D / Council Tax Band F / Freehold

General Description

Alexanders of Market Bosworth are delighted to introduce to the market this spacious five bedroom detached house situated in a conservation area within the village of Newbold Verdon.

The property is positioned in a quiet cul-de-sac. Outside there is a large block paved drive providing ample off-road parking and access to a detached double garage with up and over door, power and lighting. To the rear are delightful low-maintenance and fully landscaped gardens with raised beds and mature borders.

The ground floor accommodation briefly comprises entrance hall, kitchen/diner, dining room, sitting room, spacious conservatory, and a study. There is also a utility room and w.c. Upstairs you will find a large galleried landing leading to five good sized bedrooms, four having fitted wardrobes, and a four-piece family bathroom. Two of the bedrooms have en-suite bathrooms.





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 as well as the Bosworth Academy, the Ofsted 'outstanding' secondary school is in the neighbouring village of Desford and The Market Bosworth School both within catchment.

Accommodation Summary

Ground Floor: Entrance Hall, Kitchen/Diner, Utility Room, Sitting Room, Conservatory, Dining Room, W/C.

First Floor: Bedroom One, Bedroom One En-Suite, Bedroom Two, Bedroom Two En-Suite, Bedroom Three, Bedroom Four, Bedroom Five, Bathroom.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01445) 291471.

Tenure

Freehold.

Services

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

Local Authority

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

Measurements

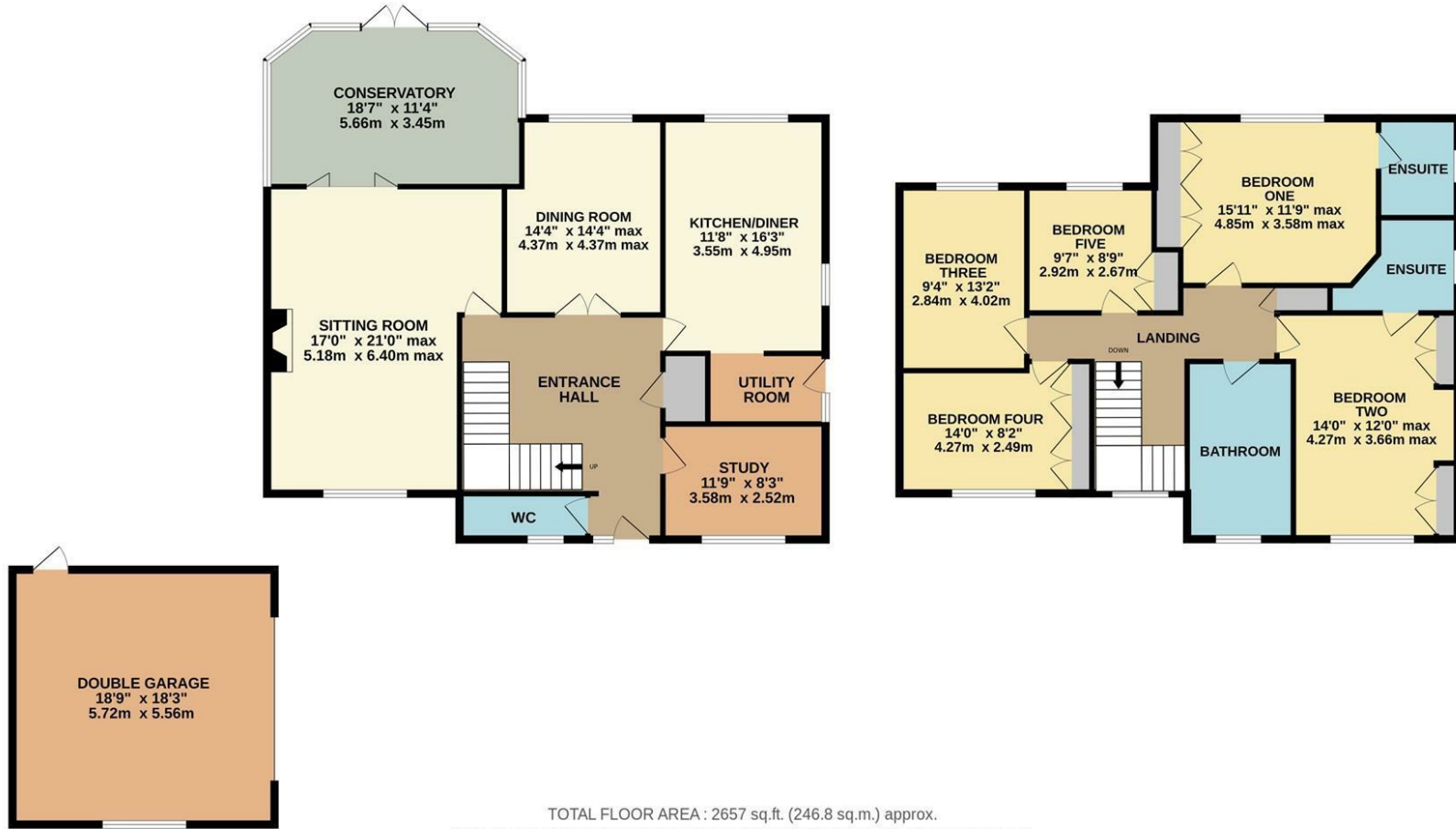
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

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 : 2657 sq.ft. (246.8 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

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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.

