



Main Street  
Newbold Verdon

# Main Street

## Newbold Verdon

- A delightful period cottage
- South facing garden
- Two off road private parking spaces plus single garage
- Two double bedrooms
- Outdoor seating terrace
- Fully fitted kitchen/diner
- Contemporary family bathroom
- No Upward Chain
- EPC Rating E (54) / Council Tax Band A / Freehold

### General Description

Alexanders of Market Bosworth offer to the market a delightful two bedroom terraced period home situated in a conservation area in the village of Newbold Verdon.

The property is positioned on Main Street, boasting off road parking for two vehicles and a single detached garage.

To the front of the property there is a decked seating terrace and generous south facing gardens laid mostly to lawn with raised borders and garden shed.

### Accommodation

Internally, the interiors are stylish and welcoming, in keeping with the character of this lovely cottage. The entrance hall features tong and grove panelling with stairs rising to first floor and access into; sitting room with open fireplace and doors out onto the garden, the beautifully appointed kitchen diner fitted with a range of cream gloss eye and base level units, integrated Rangemaster cooker, porcelain sink and dishwasher. Doors lead out onto the rear courtyard garden and further door through to utility room/porch and contemporary family bathroom. To the rear of the property you will also find two private off road parking spaces and a single garage.

Upstairs you will find two double bedrooms.

The property provides gas central heating and uPVC double glazing throughout its living accommodation.



### Location

The property is a stone's throw from all of the village amenities including a primary school, recreational ground, doctors surgery, pharmacy, pubs and eateries along with excellent road links to Leicester, Nottingham and Hinckley.

### Viewings

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

### Tenure

Freehold. Door is accessed via tradesman entrance.

### Local Authority

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

### 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 : 829 sq.ft. (77.1 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

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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.