



Kirkby Lane
Newbold Verdon

Kirkby Lane

Newbold Verdon

- Detached property positioned on a generous plot
- Opportunity to redevelop (STPP)
- Two formal reception rooms
- Kitchen/breakfast room
- Two double bedrooms and a family bathroom
- Mature gardens with various interest
- Large driveway and a detached single garage
- Popular village location with surrounding countryside
- EPC Rating E / Council Tax Band D / Freehold

General Description

Alexanders of Market Bosworth offer to the market a spacious two-bedroom detached property on the outskirts of the ever-popular village of Newbold Verdon, surrounded by countryside, between the villages of Desford and Kirkby Mallory.

The property stands centrally within its generous plot with ample front and rear gardens, benefiting from views to the rear across open countryside. Set back from Kirkby Lane there is a gravelled driveway providing off road parking for several vehicles and access to the single detached garage.

The front gardens are mature and well stocked to the borders with lawned area and access to the rear via a side gate. The rear gardens are impressive in size, laid mostly to lawn with stocked beds, seating terraces and garden sheds.

Internally, the property is in need of modernisation and is laid across two floors to comprise in brief; Entrance hall, dining room, dual aspect sitting room spanning the length of the property with feature fireplace, kitchen/ breakfast room, rear lean to and downstairs W/C. Upstairs there are two double bedrooms and a generous family bathroom.



Location

Newbold Verdon offers excellent access to Market Bosworth and Leicester, as well as superb village amenities to include a co-op, doctors' surgery, shops, pharmacy and a selection of eateries.

Viewings

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

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.





Viewing by appointment only

Alexanders

7 Main Street
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CV13 0JN

Telephone Sales: 01455 291471
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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.