

Alexanders



Laburnum Avenue

Newbold Verdon





Laburnum Avenue

Newbold Verdon

- A lovingly maintained semi-detached family home
- Sitting room with feature log burner
- Split level dining room
- Kitchen, utility and downstairs w/c
- Three bedrooms and a family bathroom
- Large rear garden spanning 150 feet
- Single garage and spacious driveway
- Popular village location
- EPC Rating B / Council Tax B / Freehold

General Description

Alexanders of Market Bosworth offer to the market a lovely semi-detached family home situated in a quiet cul-de-sac in the village of Newbold Verdon, positioned just off the sought after Brascote Lane out the outskirts of this popular village.

Located within Laburnum Avenue, the property occupies a generous plot with ample parking to the front and side, leading to single garage with superb rear gardens beyond. The rear garden extends to circa 150 feet in length, laid mostly to lawn with established borders and views of local farmland beyond. There is a raised seating area directly to the rear accessed via the dining room and utility area.

Internally the property has been well-maintained throughout and been extended to create a superb ground floor area to comprise in brief; Entrance hall with stairs rising to first floor, understairs cupboard and doors through to sitting room, kitchen, split level dining room, utility area and WC. Upstairs there are three good sized bedrooms and a re-appointed family bathroom.





Location

Newbold Verdon boasts an array of amenities including 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.

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 B.

Measurements

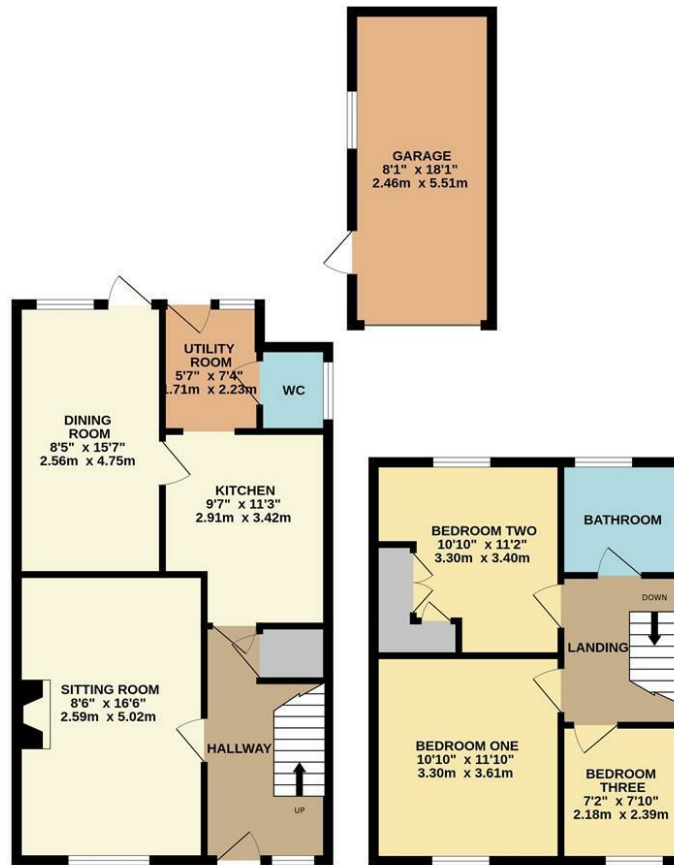
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

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: 1119 sq.ft. (104.0 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.

