

Alexanders



Peters Avenue

Newbold Verdon



# Peters Avenue

## Newbold Verdon

- A spacious three bedroom home
- Sitting on a generous plot within a cul de sac
- Landscaped mature gardens
- Located on the outskirts of Newbold Verdon
- Large outdoor paved seating area
- Rear views onto the cricket club
- Driveway with single garage and off road parking
- Available with No Upward Chain
- EPC Rating C / Council Tax Band B / Freehold

### General Description

Alexanders of Market Bosworth offer to the market this spacious three bedroom semi detached home on Peters Avenue, Newbold Verdon.

The property sits on a generous plot with off-road parking and beautifully landscaped mature gardens that back onto the cricket club and playing fields.

### Location

Located on the outskirts of Newbold Verdon, a well-placed and superbly equipped village approximately 4 miles from the historic town of Market Bosworth and 10 miles from the city of Leicester.

The wide range of amenities include a primary school, doctors surgery, pharmacy, grocery store and a selection of eateries.

### Viewings

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



## Accommodation

The property is situated within this popular cul de sac, set back from the road with front garden laid mostly to lawn with large driveway to side giving off-road parking for two vehicles, access to the single garage and rear garden.

To the rear are generous mature gardens laid mainly to lawn with a large paved seating area, well established borders and wonderful open aspect behind.

Internally, the property is laid across two floors. In brief; expect to find entrance hall, kitchen/breakfast, dual aspect sitting/dining room with doors out onto the garden. To the first floor are three good sized bedrooms and a family bathroom.

## Tenure

Freehold.

## Local Authority

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

## Services

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

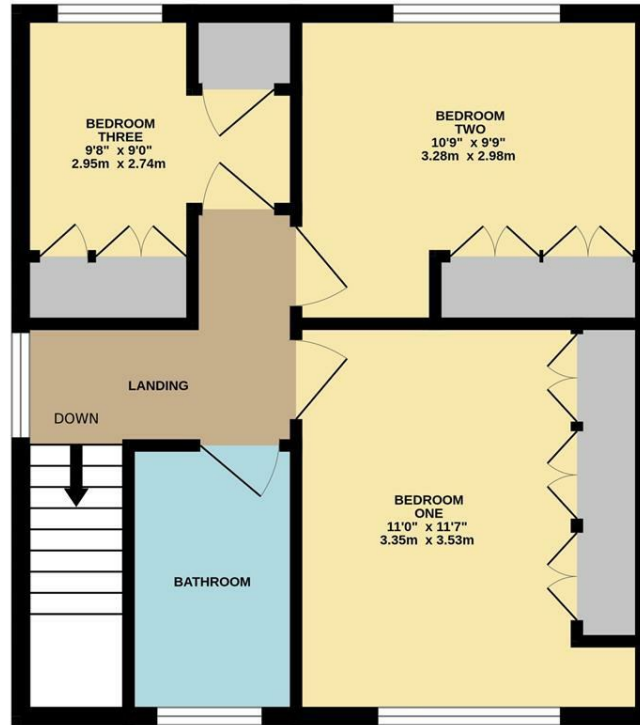
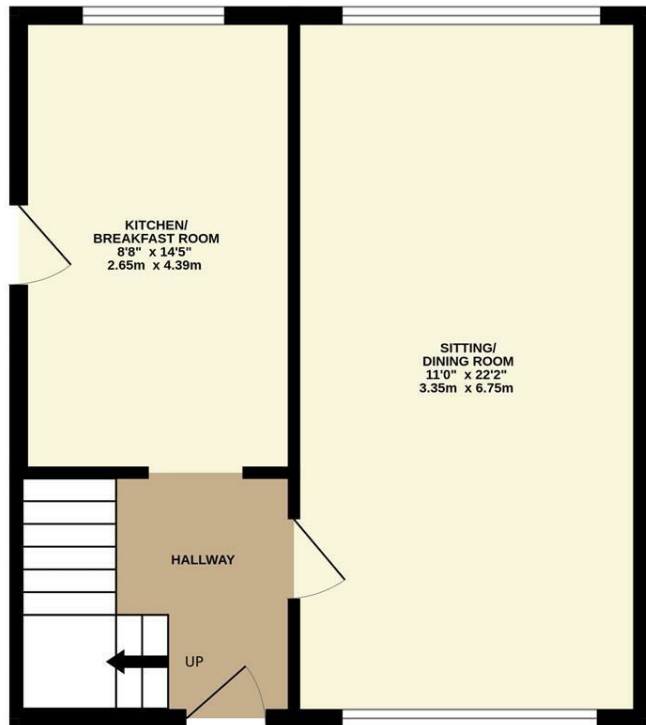
## Measurements

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 : 872 sq.ft. (81.0 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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### 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.



Viewing by appointment only

**Alexanders**

7 Main Street  
Market Bosworth  
CV13 0JN

Telephone Sales: 01455 291471  
Email: [mbsales@alexanders-estates.com](mailto:mbsales@alexanders-estates.com)