

# Alexanders



## Mallory Close

Newbold Verdon

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## Newbold Verdon

- Semi-detached family home
- Quiet cul-de-sac location
- Lounge/diner
- Integrated kitchen appliances
- Three bedrooms
- Conservatory
- Front and rear gardens
- Separate office/workshop
- EPC Rating D/ Council Tax Band B/ Freehold

### Location

The village of Newbold Verdon is within easy access to Market Bosworth and Leicester. Bosworth Academy, which is an Ofsted 'outstanding' secondary school, is in the neighbouring village of Desford and is host to a fantastic array of amenities including a grocery store, doctors surgery, a selection of eateries and a primary school all within walking distance.

### Accommodation Summary

The property is positioned on a quiet cul-de-sac fronting a large green area, set behind a half height fence. The front is laid mostly to lawn with a centre garden path and mature borders to one side. The rear gardens have been extensively landscaped with a covered seating terrace including a purpose built outside kitchen and BBQ area, with the rest laid mostly to lawn and raised beds to surround. Beyond the garden is a working home office / studio, a large workshop and access to the rear.

Internally, expect to find living accommodation across two floors comprised of an entrance hall, kitchen through lounge diner, with double doors through to the conservatory, which intern leads out into the garden. Upstairs there are two double bedrooms, a further single bedroom and a stylish bathroom.





## 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.

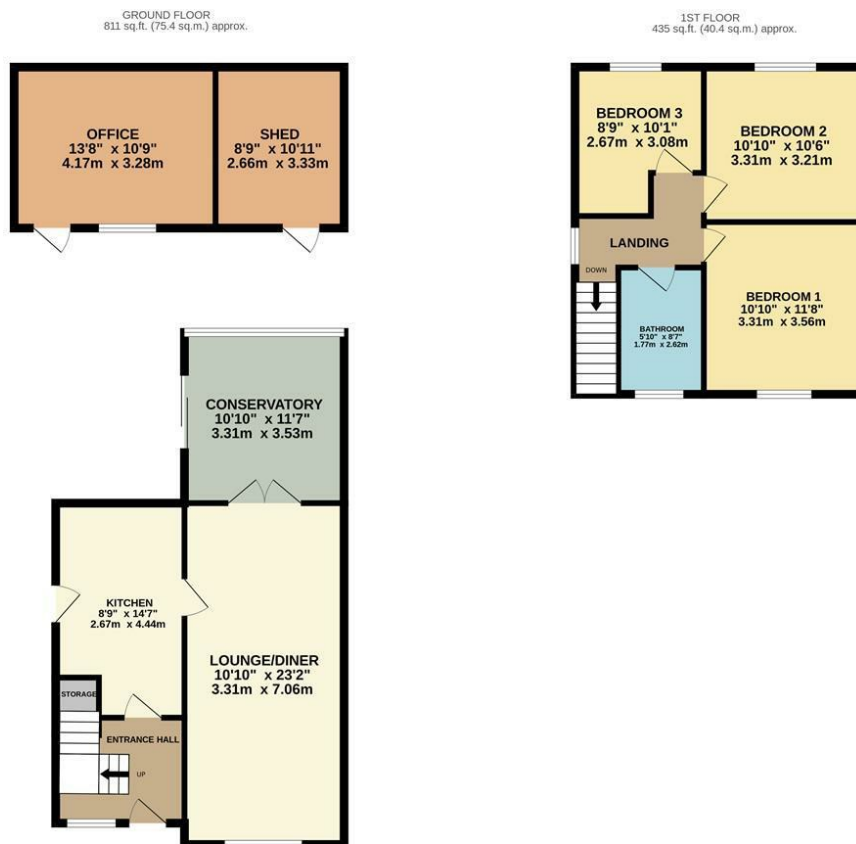
## Measurements

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

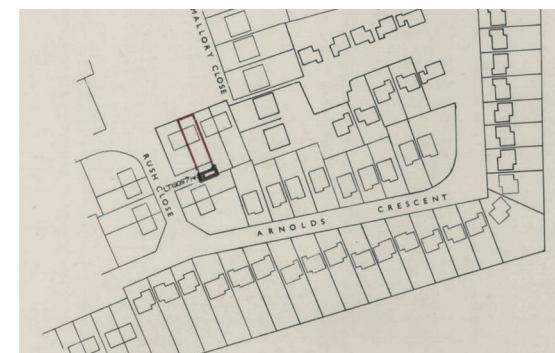
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





TOTAL FLOOR AREA: 1246 sq.ft. (115.8 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 errors, 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

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