

Alexanders



Main Street

Newbold Verdon



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- Spacious four bedroom detached home
- Impressive plot with good privacy
- Off-road parking and integral double garage
- Wealth of living space
- Impressive main bedroom with dressing area
- Potential to convert to a five bedroom home
- Paved outside seating area
- Feature wishing well
- EPC Rating D / Council Tax Band F / Freehold

General Description

Alexanders of Market Bosworth offer to the market a spacious four bedroom detached family home with the potential to become a five bedroom family home. The property occupies an impressive plot with mature gardens affording a good degree of privacy, a private drive with off-road parking for multiple vehicles and an integral double garage. The property is positioned in an enclave as part of a small development of five homes.

Accommodation

Internally, the living accommodation extends to a gross internal area of 2123 square feet, with a wealth of living space ideally suited for family living laid across two floors to comprise; porch, entrance hall, dual aspect sitting room, dining room, kitchen/breakfast room, utility and WC to the ground floor. Upstairs, you will find four superb bedrooms, the master bedroom currently being used as a large upper lounge with the potential to be converted into two bedrooms and a family bathroom. The lovely gardens are laid mainly to lawn with established borders and a paved seating area directly to the rear of the property. To the front, there is a large driveway providing off road parking for up to six vehicles, and a feature wishing well.



Location

Newbold Verdon is 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.

Tenure

Freehold.

Viewings

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

Services

We are advised that mains gas, electricity, water and drainage are connected, with gas fired central heating.

Local Authority

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

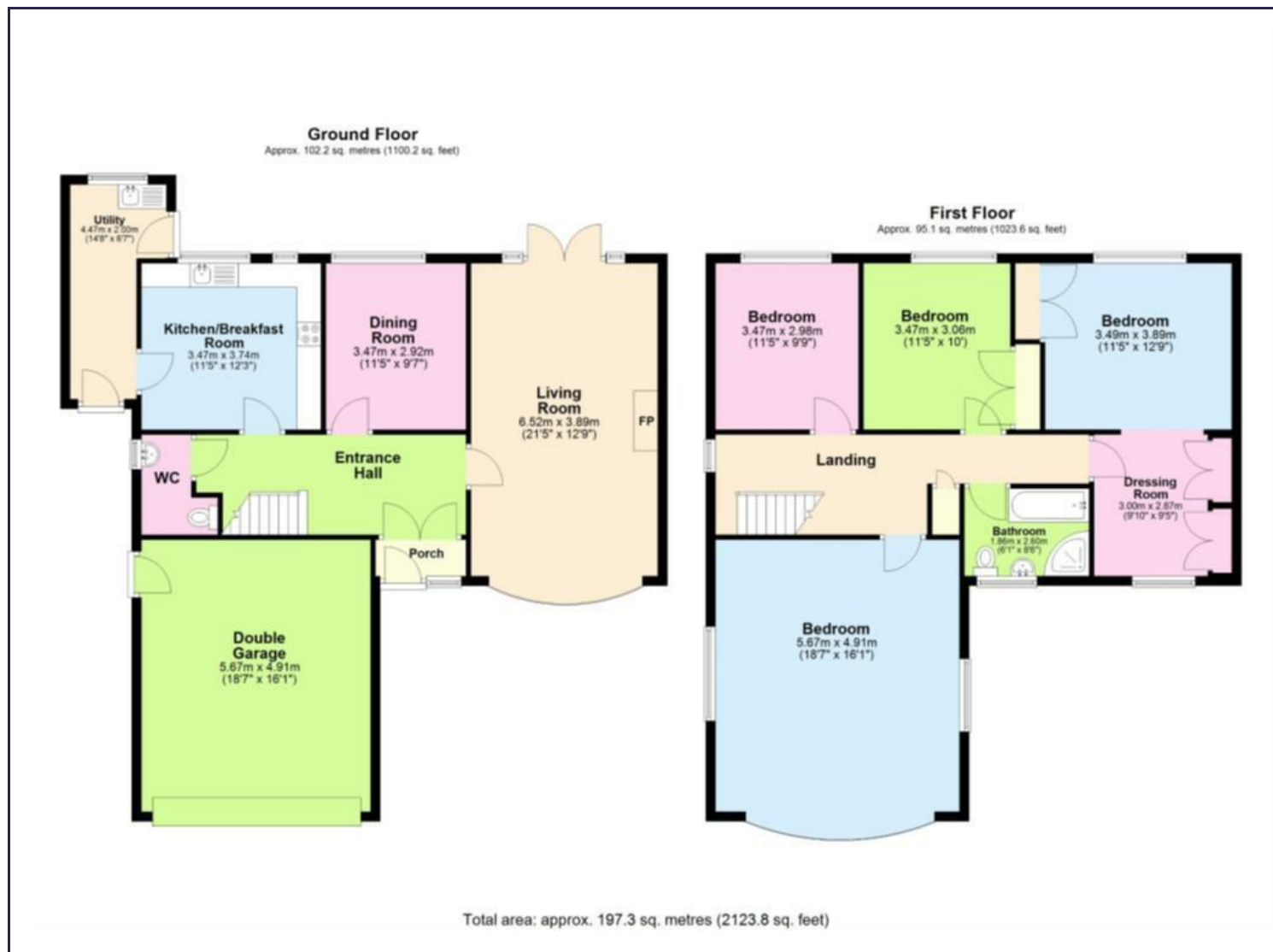
Measurements

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
Market Bosworth
CV13 0JN

Telephone Sales: 01455 291471
Email: mbsales@alexanders-estates.com

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.