

Alexanders



Arnolds Crescent

Newbold Verdon



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- Spacious four bedroom detached family house
- Internal area of approximately 1,900 square feet
- Stunning open plan kitchen/dining/family room
- Main bedroom boasting a convenient en suite
- Off-road parking and an integrated single garage
- South facing rear garden
- Rear gardens enjoy a private aspect with open views
- EPC Rating C / Council Tax Band C / Freehold

General Description

Alexanders offer to the market this spacious four bedroom detached family house, located in the popular village of Newbold Verdon.

Accommodation

This beautifully modernised property boasts a generous gross internal area of approximately 1,900 square feet, offering a wealth of versatile and thoughtfully designed living space. The ground floor welcomes you with a stylish entrance hall that leads to a charming living room, complete with a cosy log-burning stove and an adjoining study area—perfect for work or quiet relaxation. Elegant double doors open into a stunning open-plan kitchen, dining, and family room, bathed in natural light. A separate utility room and a well-appointed WC complete the ground floor. Upstairs, you'll find four generously sized double bedrooms, including a beautifully appointed main bedroom featuring its own en suite bathroom. The remaining bedrooms are served by a contemporary family bathroom. Outside, the rear gardens enjoy a private aspect with open south facing views beyond and have been thoughtfully designed to include several seating areas. There is a balance of lawn and well-stocked beds. To the front of the property, there are low-maintenance gardens laid to decorative stone and a block paved driveway which provides plenty of off-road parking and access to the integrated single garage.



Location

The village of Newbold Verdon has 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 as well as the Bosworth Academy, the Ofsted 'outstanding' secondary school is in the neighbouring village of Desford and The Market Bosworth School both within catchment.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth.

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. Council Tax Band C.

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.

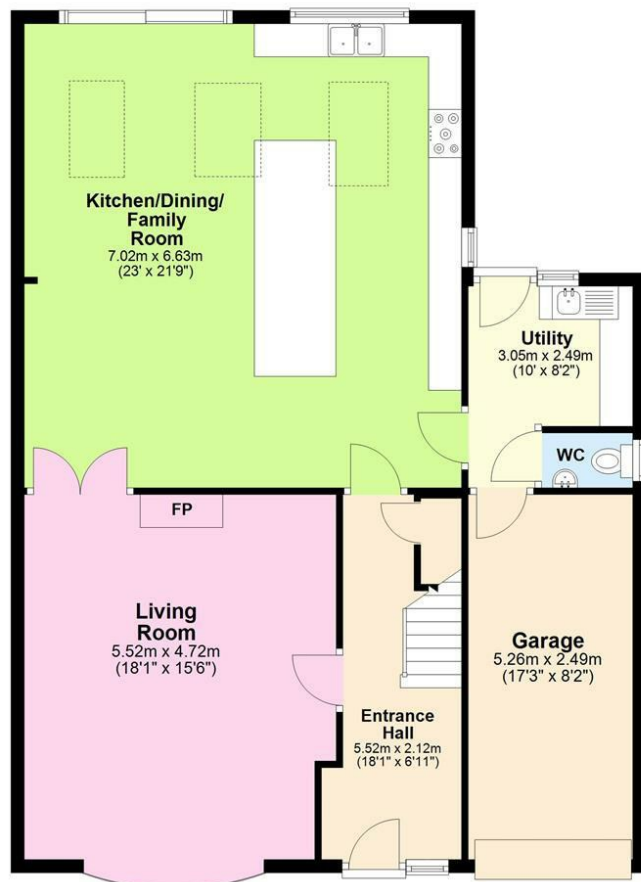
Money Laundering

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.



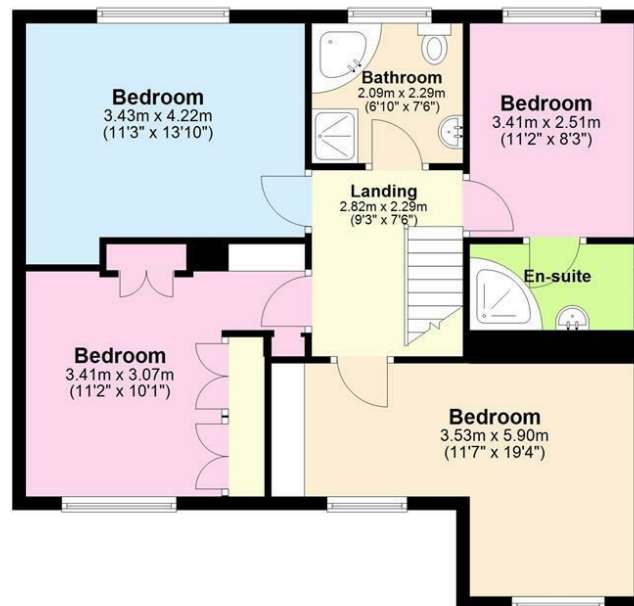
Ground Floor

Approx. 105.9 sq. metres (1139.6 sq. feet)



First Floor

Approx. 70.6 sq. metres (760.2 sq. feet)



Total area: approx. 176.5 sq. metres (1899.8 sq. feet)



Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471

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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