



Alexanders
MarketMakers.

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Peters Avenue

Newbold Verdon

- Spacious four bedroom family home
- Potential to extend subject to planning consent
- Dual aspect lounge/diner
- Kitchen breakfast and separate utility room
- Double bedroom and shower room to ground floor
- South-facing gardens with open views
- Double garage and private driveway
- Close to village centre and amenities
- EPC Rating E / Council Tax Band D / Freehold

General Description

Alexanders of Market Bosworth offer to the market a spacious four bedroom detached family home located on a quiet no through road in the village of Newbold Verdon. The property occupies a generous plot with a private drive giving off-road parking, double garage and south-facing gardens to the rear.

Location

The property is located on Peters Avenue, and enjoys aspects over the cricket club and playing fields to the rear. The village is host to a fantastic array of amenities including a grocery store, doctors surgery, a selection of eateries, and a primary school. There is easy access to Market Bosworth and Leicester, The Market Bosworth School and Bosworth Academy, both Ofsted 'outstanding' secondary schools, are in the neighbouring villages of Market Bosworth and Desford.



Accommodation

The property has been extended to the ground floor but offers exceptional potential for further development subject to necessary planning consents. Currently the accommodation is laid across two floors with gas central heating and uPVC double glazing throughout, expect to find in brief; entrance hall, through lounge/diner, kitchen/ breakfast room, utility, shower room and bedroom. Upstairs is the family bathroom, two double bedrooms and a further single bedroom.

Outside the rear gardens are laid mainly to lawn with a south-facing aspect. There is paved seating area directly to the rear of the property, and a garden shed included within the sale. To the front, the property is set behind a half height wall, established borders and lawned area. A double width driveway allows parking for two vehicles and access to the double garage with electric roll over doors.

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 D.

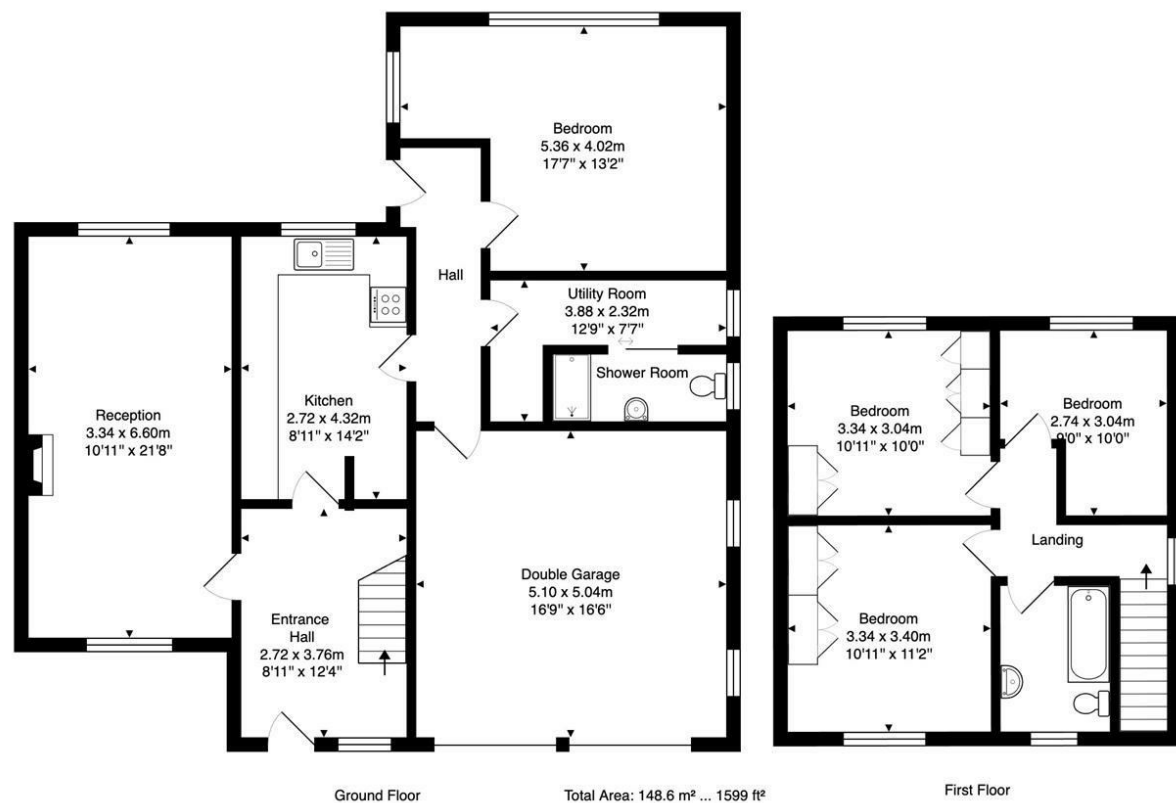
Measurements

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.

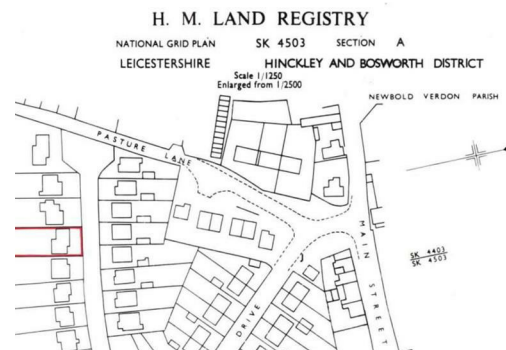
Money Laundering

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.





All measurements and illustrations are approximate and may not be drawn to scale.
This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.
The vendor, agency and supplier will accept no liability for its accuracy.



The market is moving.

So can you.

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