



60 Mill Lane, Newbold Verdon, LE9 9PU
£215,000

wards
Residential

Freehold. NO CHAIN. A good sized modern two bedroom semi detached house located in the sought after village of Newbold Verdon, within easy walking distance to a variety of local amenities and primary school, and with good road access to the A447. The accommodation briefly comprises: Ground Floor: Entrance Hall, WC, Kitchen, Lounge, Conservatory. First Floor: two Bedrooms and Bathroom. Externally, to the front elevation there is a very large driveway and to the rear are gardens and a semi-detached single garage and car parking space. UPVC double glazing and gas fired central heating.

Hall

4.64 x 1.92 Metres

With composite front door.

WC

0.87 x 1.99 Metres

Comprising low flush WC along with corner sink and UPVC window to the front elevation.

Kitchen

2.56 x 3.66 Metres

Fitted with a range of base and wall units with working surfaces over and splashback tiling. Integrated Hotpoint oven and four burner Hotpoint gas hob. Worcester combi boiler and one and a half sink and drainer. UPVC window to the front elevation.

Lounge

4.61 x 3.61 Metres

With gas fireplace and UPVC sliding doors providing access to Conservatory.

Conservatory

2.94 x 3.21 Metres

With UPVC windows surrounding with French doors to the side elevation providing rear garden access. Tile effect vinyl flooring.



Landing

2.05 x 1.79 Metres

With loft access hatch.

Bedroom 1

3.63 x 4.62 Metres

Double bedroom with UPVC window to the rear elevation.

Bedroom 2

3.66 x 2.46 Metres

Double bedroom with UPVC window to the front elevation.

Bathroom

2.53 x 2.05 Metres

Three-piece suite comprising low flush WC, pedestal sink and bath, with tiled splashbacks. UPVC window to the front elevation.

Outside

To the front elevation, there is a large stoned driveway.

To the rear, there are low maintenance gardens finished with slate chippings and paving and enclosed by timber fencing, with gated access to the front and rear.

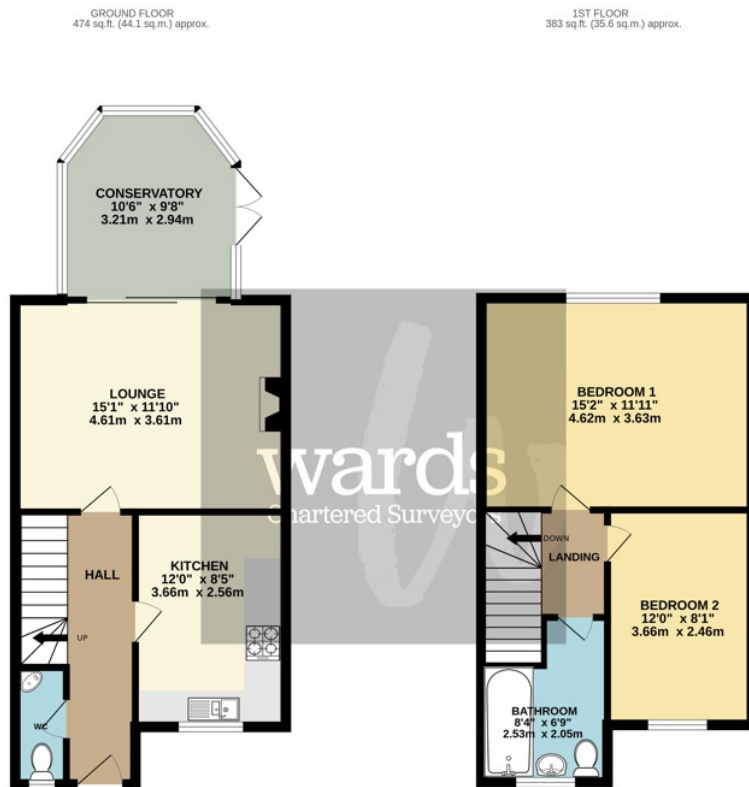
There is additionally a semi-detached single garage to the rear (5.68m x 2.57m) along with a car parking space adjacent.

EPC Rating - C(70)

Council Tax Band - B

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA: 857 sq.ft. (79.7 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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