



wards
Residential

22 Oaks Drive, Newbold Verdon, Leicester, LE9 9PH

A spacious three bedroom detached property which has been recently modernised throughout situated on a corner plot in a popular village location of Newbold Verdon. The property benefits from easy access to local shops, schools and amenities and is also well placed for local countryside. The property briefly comprises: Ground Floor: Entrance Hall, Kitchen, Lounge/Dining Room, Store, WC and integral Garage. First Floor: three Bedrooms and Family Bathroom. Externally, there is a double width paved driveway and lawned area to the front elevation, with attractive gardens to the rear with a large patio area. UPVC double glazing and gas fired central heating.

Entrance Hall

2.71 x 3.27 Metres

With UPVC framed double glazed front door and storage cupboard. Doors off to the kitchen and living room with laminate flooring.

Kitchen

4.55 x 2.71 Metres

Fitted with a range of cream gloss base and wall units with stainless steel double bowl sink and drainer. Integrated NEFF appliances include a five ring gas hob, double oven, integrated microwave, fridge freezer and washing machine. Pantry cupboard and gas fired central heating boiler in cupboard. UPVC double glazed window to the rear. Solid Oak working surfaces and tiled flooring

Lounge/Dining Room

6.64 x 3.31 Metres

With UPVC double glazed window to the front elevation with a fitted blind and UPVC double glazed French doors to the rear. Laminate flooring.

Stairs and Landing

With UPVC double glazed window to the side elevation, doors off to the bedrooms and family bathroom, loft hatch.



Bedroom 1

3.43 x 3.35 Metres

With UPVC double glazed window to the front elevation and fitted blind. Carpeted throughout.

Bedroom 2

3.35 x 3.21 Metres

With UPVC double glazed window to the rear elevation and fitted blind. Carpeted throughout.

Bedroom 3

3.06 x 2.67 Metres

With UPVC double glazed window to the rear elevation and fitted blind. Carpeted throughout.

Outside Store and WC

With low flush WC. Can be accessed from the rear entrance hall.

Garage

5.02 x 2.88 Metres

With double doors to the driveway and access to the rear entrance hall.





Outside Store and WC

With low flush WC. Can be accessed from the rear entrance hall.

Family Bathroom

2.48 x 1.8 Metres

Fitted with a four piece white suite comprising pedestal sink, low flush WC, bath and sizable corner shower containing a double headed electric shower. Full height tiling, tiled floor and UPVC double glazed window to the rear.

Garage

5.02 x 2.88 Metres

With double doors to the driveway and access to the rear entrance hall.

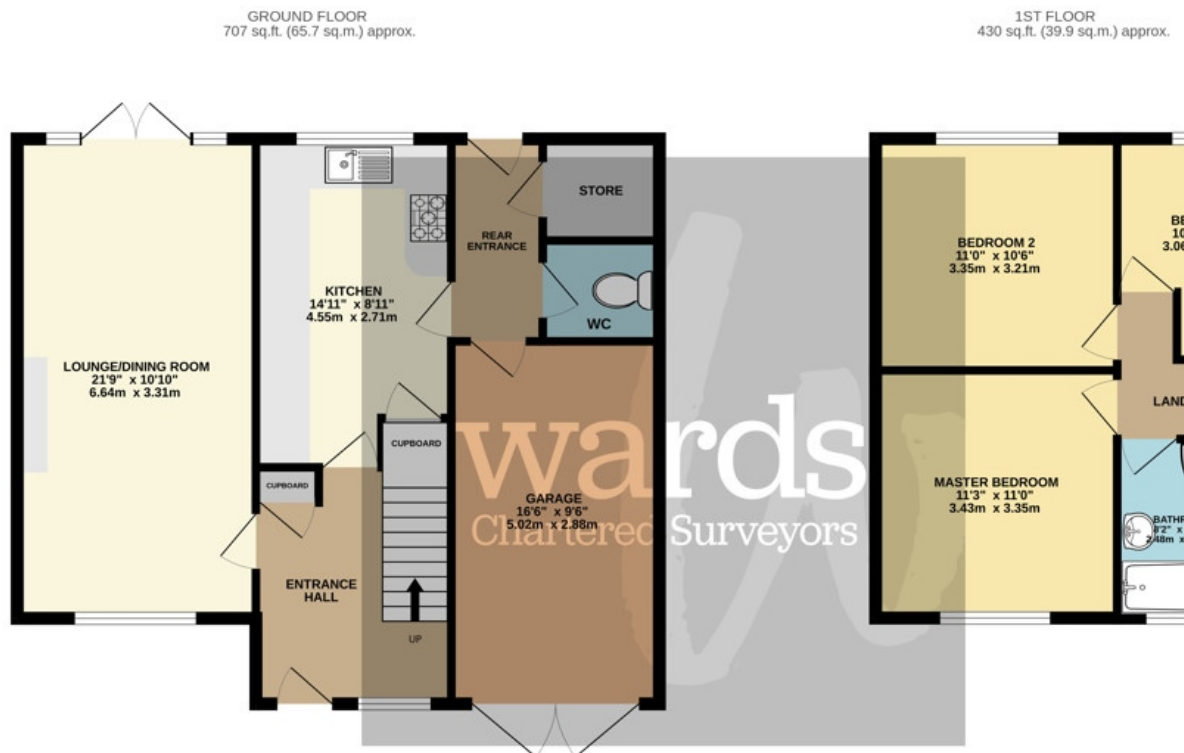
Outside

The property occupies a good size corner plot. To the front elevation there is a double width paved driveway with lawned area adjacent. To the rear, the attractive gardens are laid to lawn with a large patio area to the rear of the dwelling. The gardens are enclosed by a mixture of timber fencing and hedging.



**Call 01455 251771 to make an appointment to
view this property**





TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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