



25 Dragon Lane, Newbold Verdon, Leicester, LE9 9NG  
£300,000

wards  
Residential



NO CHAIN. Wards are delighted to present this two-bedroom traditional bay fronted semi-detached family home in the popular village of Newbold Verdon, within easy access of local amenities. The well proportioned accommodation briefly comprises: Ground Floor: Entrance Hall, Living Room, Dining Room, Kitchen, WC and Utility/Conservatory. First Floor: two double Bedrooms and Family Bathroom. Externally, there is a private driveway with parking for two cars to the front, gates leading onto extra parking, a good-sized garden to the rear and double width Garage/Outbuilding. UPVC double glazing and gas fired central heating.

### Living Room

4.05 x 3.65 Meters

With feature fireplace with tiled hearth, carpeted flooring, UPVC triple glazed bay window and internal French Doors leading to the Dining Room.



### Dining Room

3.93 x 3.65 Meters

Feature fireplace with tiled hearth and carpeted flooring. UPVC double glazed French Doors opening onto the rear garden.



### Kitchen

3.08 x 2.74 Meters

Fitted with white gloss wall and base units with black granite effect working surfaces over. Tiled flooring, stainless steel sink and drainer, gas hob and integrated double oven. UPVC double glazed windows to the side elevation and door into the conservatory.





## Entrance Hall

With original Minton tiled flooring. The Entrance Hall gives access to the Dining Room, First Floor and downstairs WC.

## Utility/Conservatory

**3.63 x 1.47 Meters**

Gas fired central heating boiler and plumbing for a washing machine. Access to the rear garden.

## WC

**1.44 x 0.87 Meters**

With low flush WC and wash hand basin.





## Landing

With large storage cupboard, loft access hatch and UPVC double glazed window to the side elevation.

## Bedroom 1

**3.98 x 3.65 Meters**

Spacious double bedroom with carpeted flooring. UPVC double glazed window to the rear elevation.

## Bedroom 2

**3.68 x 3.65 Meters**

Spacious double bedroom with carpeted flooring. UPVC double glazed window to the front elevation.

## Bathroom

**3.02 x 2.74 Meters**

Recently refitted with a modern three piece white suite comprising pedestal sink, low flush WC and large walk-in shower enclosure containing a thermostatic dual head bar mixer shower. Wood effect flooring and splashback tiling. UPVC double glazed window to the rear elevation.





## Outside

To the front elevation, there is a stoned front garden area with interspersed shrubs and a block paved and stoned tandem driveway. There are double electric gates leading onto a further stoned area and block paved splay leading to the Garage/Outbuilding. The rear gardens themselves are predominantly laid to lawn, with patio areas adjacent to the dwelling, the whole being enclosed with a mixture of hedging and timber fencing.

## Outbuilding/Garage

**8.67 x 4.44 Meters**

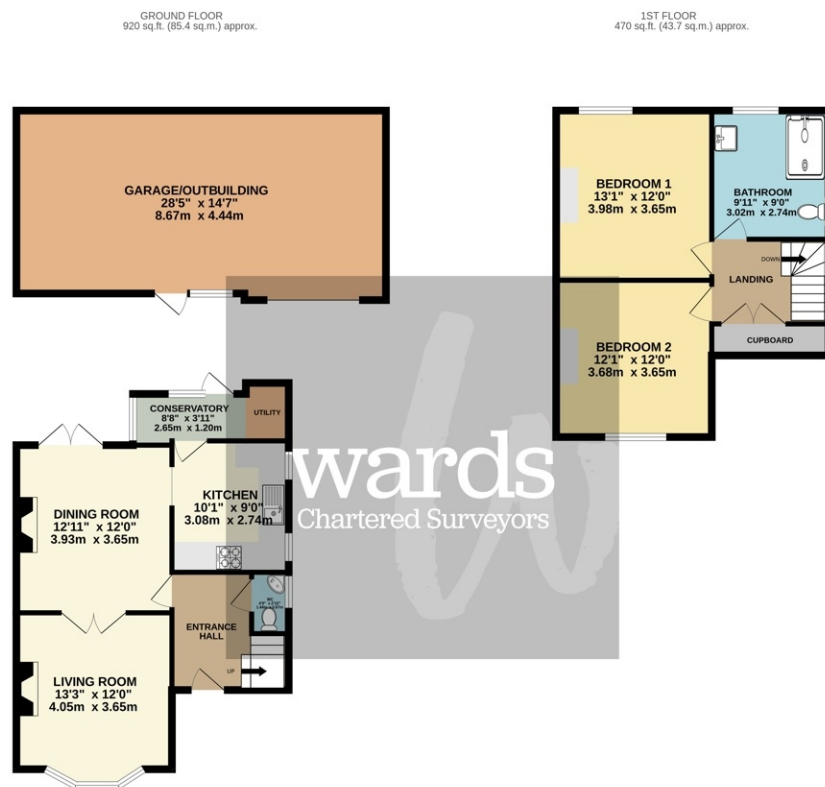
To the rear of the plot, there is a fantastic full width Garage/Outbuilding of brickwork construction surmounted by a pitched tiled roof. There is a roller shutter garage door with security bollards in front and a UPVC double glazed window and door. Internally, there is electric heating, ceiling spotlights and a solid concrete floor.

**EPC Rating -D (64)**

**Council Tax Band - B**

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





TOTAL FLOOR AREA: 1390 sq.ft. (129.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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