



wards
Residential

23 Dragon Lane, Newbold Verdon, Leicester, LE9 9NG
£290,000

Wards are delighted to present this wonderfully maintained two-bedroom traditional bay fronted semi-detached family home that has kept its charming features. Located in the popular village of Newbold Verdon, within easy access of local amenities, the accommodation briefly comprises: Ground Floor: Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen and Utility Room containing a downstairs WC. First Floor: two double Bedrooms and Family Bathroom. Externally, there is a private driveway with parking for multiple cars to the front with side access to a well-maintained rear garden with a brick-built outbuilding. UPVC double glazing and gas fired central heating.

Entrance Hall

With original Minton tiled flooring. The Entrance Hall gives access to under stairs storage, the Dining Room, Kitchen and to the First Floor.

Kitchen

4.76 x 3.28 Meters

Fitted with modern shaker style wall and base units with solid oak working surfaces over, tiled splash backs and laminate flooring with ceramic sink and drainer. Standalone Rangemaster electric oven and grill with five ring gas hob and extractor hood above. UPVC double glazed windows to the rear and side elevation and door leading to the rear lobby and Utility.



Dining Room

4.63 x 3.55 Meters

Feature period fireplace with wooden hearth and carpeted flooring. UPVC double glazed bay window to the front elevation.

Living Room

4.1 x 3.55 Meters

With feature fireplace with tiled hearth, carpeted flooring and internal sliding doors leading to the Conservatory.

Conservatory

3.37 x 2.32 Meters

A great addition to the accommodation providing extra downstairs living space. Surrounded by UPVC double glazed windows and French doors opening out into the rear garden.

Lobby

Providing an additional entrance to the side of the property with a UPVC double glazed door and window to the side elevation.





Bedroom 1

3.95 x 3.62 Meters

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

Bedroom 2

3.64 x 3.62 Meters

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

Bathroom

2.94 x 2.68 Meters

Fitted with a four-piece Victorian style suite featuring a Victorian clothes hanger. Comprising a pedestal sink, low flush WC, shower cubicle containing a thermostatic dual head mixer shower and roll top bath with storage below. Laminate flooring, wall paneling with tiling around wet areas. UPVC double glazed window to the rear elevation.



Outside

To the front elevation, there is a paved private driveway with parking for multiple cars and raised mature borders. There is a wooden side gate giving access to the rear of the property. The rear garden is predominantly laid to lawn with attractive landscaped areas. Patio areas adjacent to the dwelling and to the top of the garden with two timber sheds and a bricked outbuilding. The whole being enclosed with a mixture of hedging and timber fencing.

Utility

1.78 x 1.73 Meters

Continuing the modern shaker style wall and base units with beech working surfaces and laminate flooring. Plumbing for a washing machine with ceramic sink, part tiled walls and low flush WC. UPVC double glazed window to the side elevation.

Landing

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

EPC Rating - D (60)

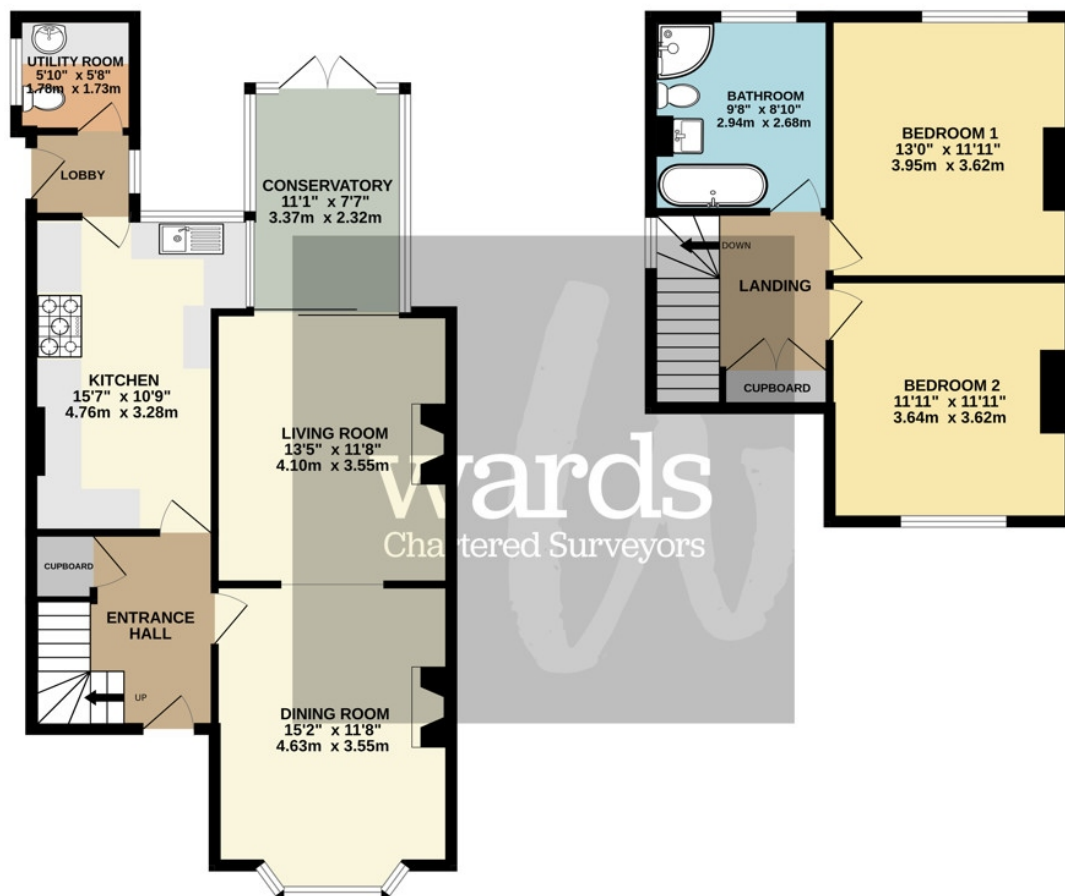
Council Tax Band -B

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.

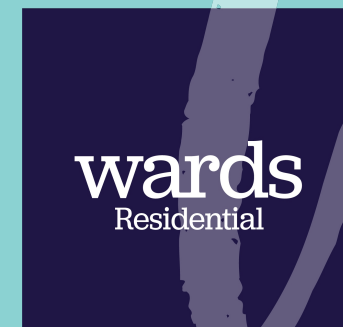
1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 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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20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



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