

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

129 Arnolds Crescent, Newbold Verdon, Leicester, LE9 9LA

£265,000

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Property at a glance

- In Need of Modernisation
- Two Bedrooms
- Garage
- Council Tax Band*: C
- No Upward Chain
- Detached Bungalow
- Sought After Location
- Price: £265,000

Overview

THIS TWO BEDROOM DETACHED BUNGALOW comes to the market offered with NO UPWARD CHAIN and a DETACHED GARAGE. Situated within in a sought after location in a popular village of Newbold Verdon. The property features a rear garden room extension and further summer house to the rear of the garden whilst in need of renovation throughout. The property in brief comprises; two double bedrooms, lounge, shower room with breakfast kitchen, sun lounge and garden to rear with off road parking to front. EPC RATING D.

Location**

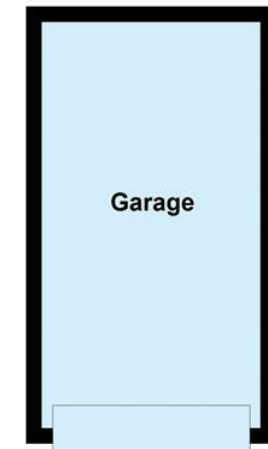
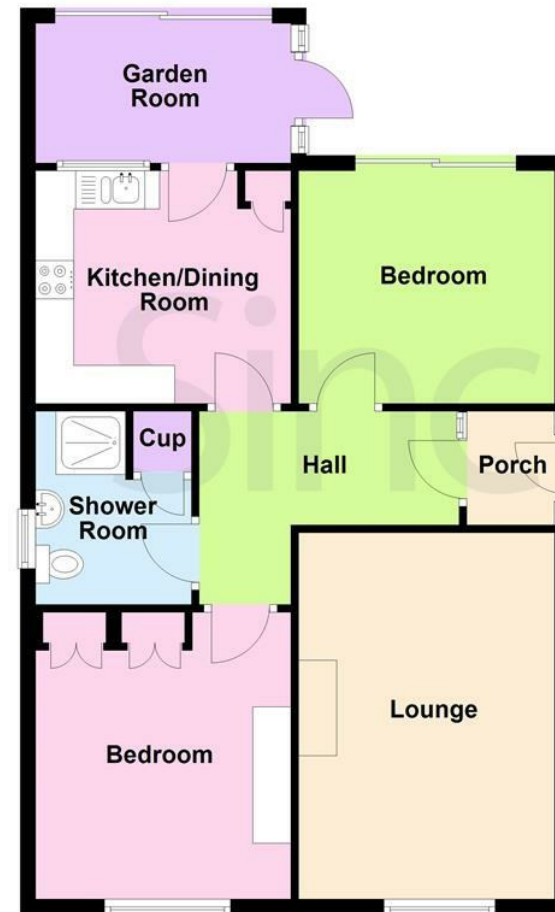
The property is located in the popular West Leicestershire village of Newbold Verdon. There are a fantastic range of facilities in the village including a primary school, health centre and shops. Newbold Verdon is well located for commuting to Leicester and access to the motorway network. The historic town of Market Bosworth lies to the West where again, there is an excellent range of shops and restaurants overlooking the market place.



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor

Approx. 86.6 sq. metres (932.7 sq. feet)



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Detailed Accommodation

Entrance Porch

Entered through an opaque uPVC double glazed front door and giving way to the entrance hall.

Entrance Hall

Comprising coving and granting access to the entire ground floor accommodation.

Lounge

11'0" x 16'0" (3.35m x 4.88m)

Having uPVC double glazed window to front with gas fireplace mounted amongst polished tiled surround and hearth with wall lighting and coving.

Bedroom One

11'0" x 12'3" (3.35m x 3.73m)

Having coving, a range of fitted wardrobes and uPVC double glazed window to front.

Bedroom Two

10'9" x 9'10" (3.28m x 3.00m)

Having uPVC double glazed patio doors to rear with coving.

Shower Room

6'4" x 7'8" (1.93m x 2.34m)

This three piece white suite comprises; a low level w.c, pedestal wash hand basin, shower enclosure with thermostatic mixer tap with non slip floor, part tiled walls and opaque uPVC double glazed window to side, an airing cupboard housing the hot water cylinder.

Breakfast Kitchen

11'11" x 9'10" (3.63m x 3.00m)

Having a range of wall and base units with rolled edge work surfaces, a four ring gas hob beneath a filtration hood, electric oven/grill and having additional one and a half bowl sink and drainer unit. Also having vinyl flooring, tiled splash backs to splash prone areas and wall mounted gas fired central heating boiler.

Garden Room

12'0" x 6'0" (3.66m x 1.83m)

Having aluminium framed patio door accessing the private rear garden and comprising part ceramic tiled flooring and wall lighting.

OUTSIDE

Private Rear Garden

A paved seating area sits adjacent to a well maintained lawn which in turn is surrounded by timber close board fence panelling and gives way to a garden shed and brick built summer house respectively which in turn comprises; uPVC double glazed window and framed patio doors to side, having both light and power and accessible via a covered porch.

Detached Garage

Having both light and power with up and over front door.

Front

A tarmac driveway offers off road parking for multiple vehicles with adjacent lawn, having low maintenance borders.




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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Photographs

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Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01530 838338



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