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Sinclair



65 Peters Avenue, Newbold Verdon, Leicestershire, LE9 9PR

£255,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)



## Property at a glance

- No Upward Chain
- Detached Bungalow
- In Need Of Modernisation
- Council Tax Band\*: C
- Two Double Bedrooms
- Off-Road Parking
- Sought After Location
- Price: £255,000

## Overview

\*\*\* OFFERED WITH NO UPWARD CHAIN \*\*\* This TWO BEDROOM DETACHED BUNGALOW comes to the market in need of some modernisation and offers a spectacular opportunity to make it your own. In brief, the property comprises an open entrance hallway which in turn gives way to two double bedrooms each with fitted wardrobes, a three piece shower room suite, a lounge, kitchen/diner and conservatory respectively. Externally the property benefits from a good sized rear garden and ample frontage able to accommodate off-road car standing. 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



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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Entered through a uPVC framed set of double doors, through a porch and comprising inset downlights and coving whilst granting access to the entire ground floor accommodation.

#### Lounge

16'0" x 10'9" (4.88m x 3.28m)

Having a uPVC double glazed window to the front with a range of wall lighting.

#### Bedroom One

10'9" x 12'4" (3.28m x 3.76m)

Enjoying a timber framed double glazed window to the front, fitted wardrobes and coving.

#### Bedroom Two

10'0" x 11'0" (3.05m x 3.35m)

Featuring a range of fitted wardrobes and a uPVC double glazed window to rear.

#### Shower Room

6'5" x 7'9" (1.96m x 2.36m)

This three piece suite comprises a low level, push button wc, pedestal wash hand basin with monobloc mixer tap, shower enclosure with electric power shower over, having an airing cupboard housing the hot water cylinder, with further benefits including a loft hatch and ceramic tiling to the floor.

#### Kitchen/Diner

10'8" x 9'9" (3.25m x 2.97m)

Enjoying a range of wall and base units with rolled edge work surfaces and featuring a sink and drainer unit, space and plumbing for appliances, a uPVC double glazed window to rear, coving and granting access to the conservatory via a uPVC door.

#### Conservatory

7'0" x 5'4" (2.13m x 1.63m)

Being of uPVC double glazed construction, with uPVC double glazed windows to side and rear with further uPVC framed door with inset double glazed panel which grants access to the private rear garden.

### OUTSIDE

#### Private Rear Garden

Enjoying a paved seating area surrounded by timber closed board and feather board fence panelling, a well maintained lawn with a range of flowerbeds and surrounded by timber sleepers and also benefitting from a greenhouse, two timber sheds, a water point and a side 'lean to' area offering a covered access into the larger of the two timber sheds.

#### Front

A tandem block paved driveway offers off-road parking for multiple vehicles with stone shingle edging and a further planted area with pedestrian access to the front door beneath a covered porch.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### 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

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

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