



Sinclair

63 Mill Lane, Newbold Verdon, Leicestershire, LE9 9PU

£375,000

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Property at a glance

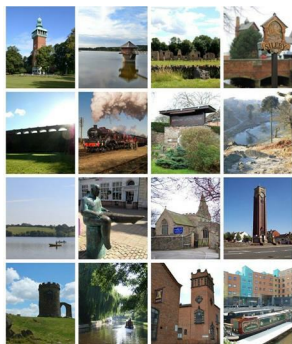
- Extended Detached House
- 22'8" Lounge
- Home Bar & Garage
- Council Tax Band*: C
- Three Bedrooms
- En-Suite & Bathroom
- Sought After Location
- Price: £375,000

Overview

This EXTENDED THREE BEDROOM DETACHED FAMILY HOME comes to the market featuring a super 22'8" lounge, an immaculately presented kitchen/diner facilitated by a ground floor wc and separate dining room to the ground floor, with three bedrooms to the first floor including an en-suite shower room and family bathroom. Externally the property benefits form a well maintained rear garden, detached garage and one of a kind home bar/mancave! Early viewings come highly advised in order to avoid disappointment. EPC RATING C.

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.



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GROUND FLOOR

Breakfast Kitchen

9'8" x 20'4" (2.95m x 6.20m)

Entered through a composite front door with inset opaque double glazed panel, with adjacent uPVC double glazed window to the front and finished in solid oak flooring. The breakfast kitchen features a recess fireplace on a quarry tiled hearth (acting as a focal point/not in use) whilst a range of wall and base units, which are complimented by rolled edge worksurfaces, comprise a sink and drainer unit with swan neck mixer tap, four ring electric hob with extractor hood over and having a range of tiled splashbacks. Benefitting from LED plinth lighting, an electric oven/grill, integrated dishwasher, a breakfast bar peninsular and also featuring space and plumbing for multiple appliances.

WC

Comprising a low level, push button WC, wall mounted wash hand basin with monobloc mixer tap, tiled splashbacks, ceramic tiled flooring, sensor inset downlights and an extractor fan.

Dining Room

10'8" (narrowing to 8'9) x 20'3" (3.25m (narrowing to 2.67m) x 6.17m)

Enjoying inset downlights, a 6 KWT multifuel burner on a brick hearth adjacent to a fitted storage cupboard, uPVC double glazed window to the front and having stairs rising to the first floor with access to understairs storage whilst giving way to the lounge.

Lounge

22'8" x 12'8" (6.91m x 3.86m)

A 12 KWT multifuel burner with a brick surround and hearth beneath an oak mantel and complimented by solid oak flooring give way to an expansive room with a wall to wall range of uPVC double glazed windows to the rear bisected by a uPVC framed set of French doors accessing the private rear garden and having inset downlights and a further uPVC double glazed personnel door to the side.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms including the en-suite shower room and family bathroom respectively and comprise a uPVC double glazed window to the rear and loft hatch. The loft measures 24'0" x 9'7" and is boarded and facilitated by a timber framed Velux window to the rear.

Bedroom One

11'0" x 12'1" (3.35m x 3.68m)

Enjoying a range of fitted wardrobes and a dresser unit, inset downlights and a cast iron framed fireplace (not in use, acting as a focal point).

En-Suite Shower Room

This three piece suite comprises a low level, push button WC, wall mounted wash hand basin, a shower enclosure with thermostatic bar mixer tap, having tiled walls, a heated towel rail, ceramic tiled flooring, a shaver point, inset downlights and an extractor fan.

Bedroom Two

12'1" x 11'8" (3.68m x 3.56m)

Enjoying a dual aspect with uPVC double glazed windows to the front and side, inset downlights, a feature cast iron fireplace (not in use) and fitted furniture comprising double wardrobe and chest of drawers.

Bedroom Three

6'4" x 7'6" (1.93m x 2.29m)

Having inset downlights and uPVC double glazed window to the rear.

Family Bathroom

7'4" x 5'9" (narrowing to 4'6") (2.24m x 1.75m (narrowing to 1.37m))

This three piece suite comprises a low level, push button WC, a 'P' shaped bath with splash screen and thermostatic mixer bar shower over, a pedestal wash hand basin with monobloc mixer tap, part tiled walls, ceramic tiled flooring, inset downlights, an extractor fan, a shaver point and a chrome heated towel rail.

OUTSIDE

Private Rear Garden

A stone shingled driveway accessible via double timber gates give way to the detached garage and paved seating area respectively which in turn is complimented by a well maintained lawn surrounded by timber closed board fence panelling and hosting a range of raised timber sleepers partitioning a slate patio area facilitated by an external power point and water point respectively. Also benefitting from a timber framed wood store with both light and power.

Garage

10'8" x 18'4" (3.25m x 5.59m)

Entered via timber framed double hung doors to the front and having both light and power.

Home Bar

11'9" x 13'9" (3.58m x 4.19m)

Entered via uPVC framed French doors flanked by uPVC double glazed windows to either side and comprising of slate flooring, a bar, wall lighting and having both light and power.

Front

A stone shingled driveway, partitioned by a dwarf brick wall offers off-road parking to the front of the property whilst a paved walkway gives way to the front door.

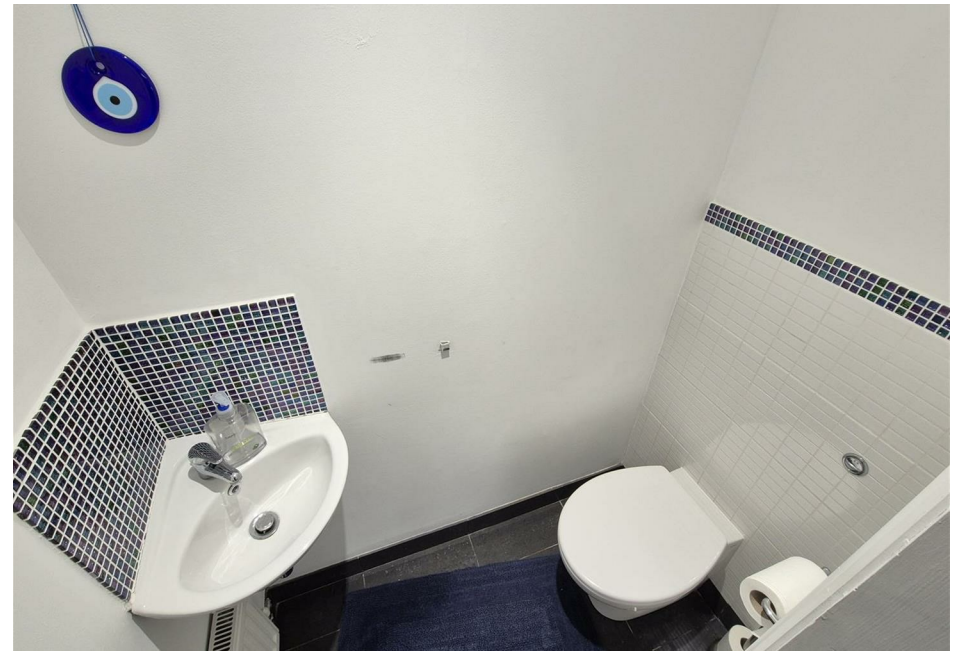
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Energy Efficiency Rating

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

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Fixture & Fittings

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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.

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