



22 Arnolds Crescent

, Newbold Verdon, LE9 9LD

Offers In The Region Of £265,000



A well appointed extended semi detached house ideally located close to all local amenities. Additional benefits of gas central heating (condensing combi boiler), PVCu double glazing, PVCu fascia and soffit boards, cavity wall insulation, 3 car block paved driveway, carport, garage, conservatory, modern breakfast kitchen, attractive through lounge/dining room, guest cloakroom, enclosed reception porch, luxury shower room and low maintenance larger than average rear garden.

The property is accessible for commuting to all major road links such as the M1, M6, M69 and A444.

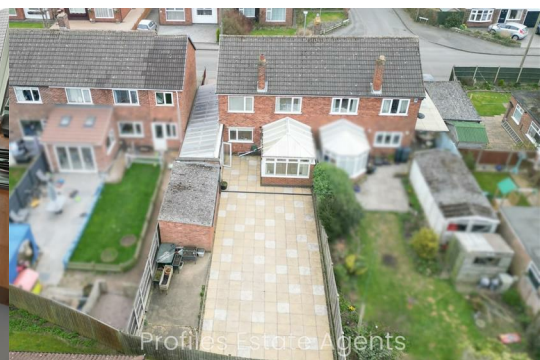
VIEWING ESSENTIAL.



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Reception porch. 6'0" x 4'8" (1.84 x 1.44)
PVCu double glazed side window, PVCu double glazed door and radiator.

Reception hall. 8'11" x 7'5". (2.74 x 2.27.)
Staircase leading to the first floor, radiator and understairs cupboard.

Guest cloakroom (side). 5'11" x 3'2". (1.81 x 0.98.)
Suite in white, wash hand basin in vanity unit with 2 base doors finished in high gloss, low flush wc, ceramic wall tiling and obscure PVCu double glazed side window.

Modern breakfast kitchen (rear). 14'3" x 8'11". (4.36 x 2.74.)
1 1/2 bowl composite sink, range of attractive base and wall units (7 base, pan drawers and 4 wall) finished in high gloss soft cream, 2 larger tall cupboards, associated work surfaces, wall mounted gas fired condensing combination boiler (Worcester Greenstar 30CDI), ceramic wall tiling, ceramic tiled floor, split level (5 burner) gas hob, electric (fan assisted) oven, extractor hood (ducted), plumbing for a washing machine, radiator, PVCu double glazed window and obscure double glazed PVCu side door.

Attractive through lounge/dining room. 22'4" (max) x 11'3" (6.83 (max) x 3.45)
Feature live gas fire with polished marble hearth, PVCu double glazed window, radiators, PVCu double glazed patio doors and coving.

Conservatory (rear). 11'0" x 8'10". (3.37 x 2.71.)
Twin PVCu double glazed french doors, PVCu double glazed windows, multi pitched double glazed polycarbonate roof, ceiling light/ fan and tv aerial point.

First floor landing. 9'5" (max) x 8'2" (max). (2.88 (max) x 2.50 (max).)
With roof void access hatch and side PVCu double glazed window.

Bedroom 1 (front). 11'9" x 11'3" (max) (3.60 x 3.45 (max))
PVCu double glazed window, radiator and fully fitted triple wardrobe.

Bedroom 2 (rear). 11'3" x 9'11". (3.45 x 3.04.)
PVCu double glazed window, radiator and smoke alarm.

Bedroom 3 (rear). 10'0" (max) x 9'0" (max). (3.06 (max) x 2.75 (max).)
PVCu double glazed window, radiator and fitted triple wardrobe.

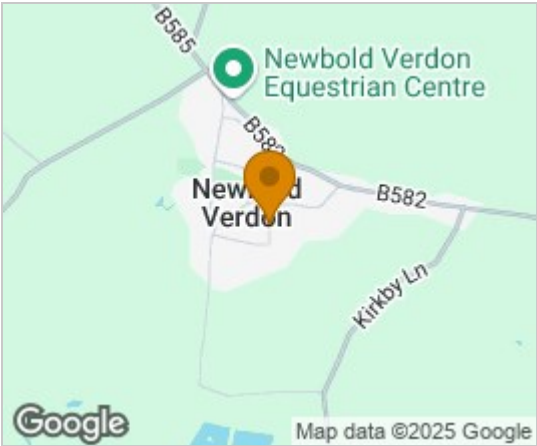
Modern shower room (front). 8'10" x 5'10". (2.71 x 1.80.)
Suite in white, walkin infinity shower, with mixer shower and side glazed screen, wash hand basin, low flush wc, LVT floor, obscure PVCu double glazed window, downlights to the ceiling, extractor fan, chrome ladder style radiator, fluorescent strip light with mirror.

Outside.
Front garden with 3 car block paved driveway.
Larger than average enclosed low maintenance rear garden.

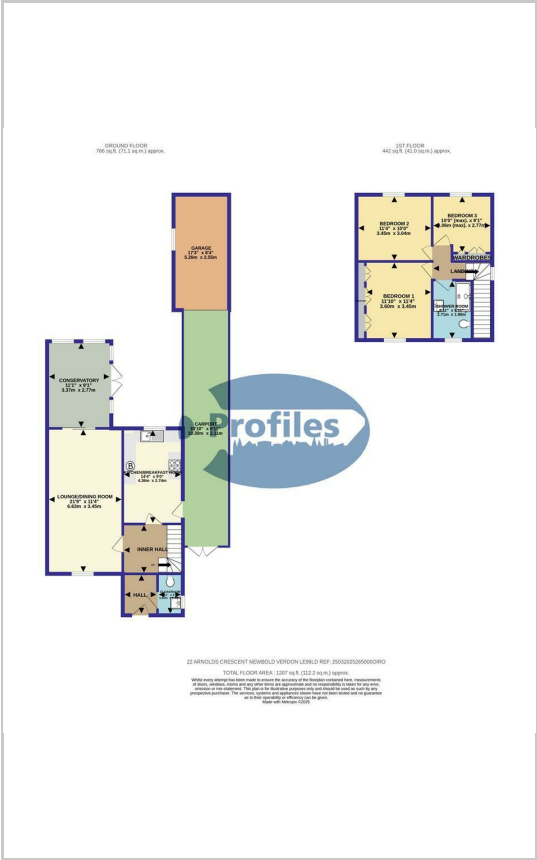
Carport. 34'0" x 6'11" (min). (10.37 x 2.11 (min).)
Twin wooden doors, obscure PVCu french doors and obscure PVCu double glazed window.

Garage. 17'3" x 8'4". (5.26 x 2.55.)
Up and over door, side glazed window, power and light points.

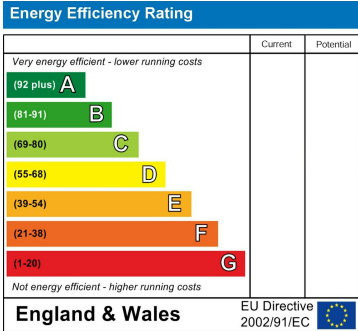
Area Map



Floor Plans



Energy Efficiency Graph



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