



18 Oaks Drive

, Newbold Verdon, LE9 9PH

Offers In The Region Of £259,950



A spacious extended three bedroomed semi detached house having the benefit of PVCu double glazing, PVCu fascia and soffits, cavity wall insulation, three double bedrooms, gas central heating, guest cloakroom, detached garage, south westerly facing low maintenance rear garden, front garden with two to three car driveway.

All local amenities are within reasonable distance. The property is accessible for commuting to all major road links such as the M1, M6, M69.

VIEWING ESSENTIAL.



Ground Floor

Extended Reception Hall 15'1" max x 8'11" max (4.62 max x 2.72 max)

Having hardwood front door, staircase with quarter landing to first floor, understairs cupboard, smoke alarm, PVCu double glazed window.

Shower Room (front) 6'7" x 5'2" (2.01 x 1.59)

Having coloured suite, fitted shower cubicle with electric shower, wash hand basin, low level flush wc, radiator, obscure double glazed side window.

Breakfast Kitchen (rear) 13'8" x 9'1" (4.18 x 2.77)

Having composite sinl, range of base and wall units (five base and five wall), associated work surfaces, serving hatch, radiator, fitted cupboard, obscure UPVC double glazed door, PVCu double glazed window, gas cooker point, plumbing for washing machine.

Spacious Through Lounge/Dining Room 23'3" x 10'11" (7.10 x 3.34)

Having feature gas fire with raised ceramic tiled hearth, PVCu double glazed windows to front and rear, radiators.

First Floor

Landing 11'10" max x 8'11" max (3.62 max x 2.74 max)

Having UPVC double glazed side window, roof void access, smoke detector.

Bedroom 1 (front) 12'0" x 11'0" (3.66 x 3.36)

Having UPVC double glazed window, radiator.

Bedroom 2 (rear) 11'0" x 10'0" (3.36 x 3.05)

Havijng UPVC double glazed window, radiator.

Bedroom 3 (rear) 9'11" max x 9'0" max (3.04 max x 2.75 max)

Having UPVC double glazed window, radiator, linen cupboard off with wall mounted fan assisted gas fired condensing combination boiler (Remeha Aranta Plus).

Modern Bathroom 8'10" x 5'10" (2.71 x 1.80)

Having full suite comprising of panelled bath with electric shower, pedestal wash hand basin, low level flush wc, radiator, UPVC double glazed window.

Outside

Low Maintenance South Westerly Facing Rear Garden

Having patio area.

Front Garden with Two to Three Car Driveway

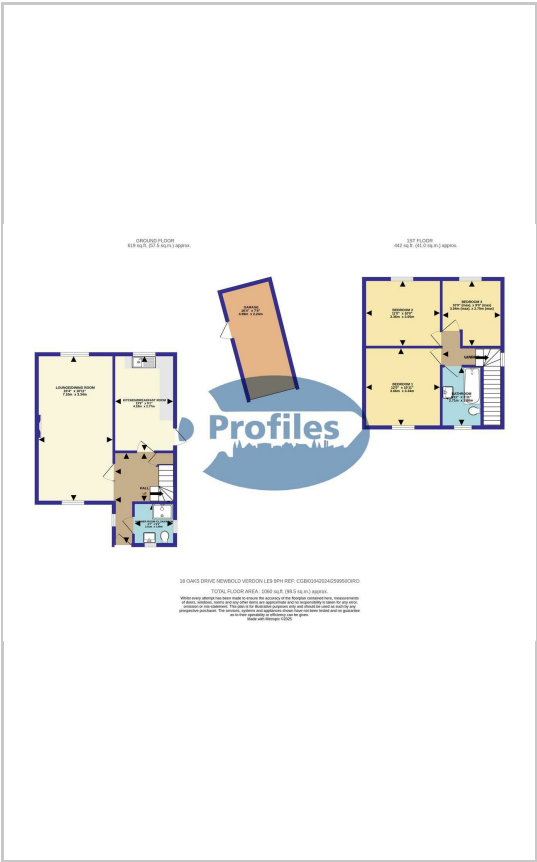
Detached Garage 16'4" x 7'4" (4.99 x 2.24)

Having obscure double glazed side door and double glazed rear window.

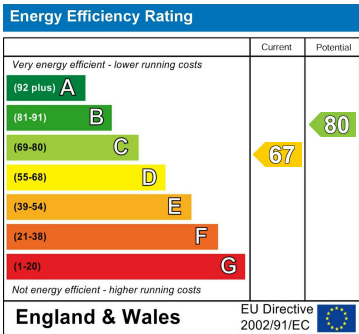
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.