



47 Arnolds Crescent

, Newbold Verdon, LE9 9LD

Offers In The Region Of £310,000



A well appointed, 3 bedroom, extended family detached house with open views to the rear. The property has the benefits of gas central heating (combination boiler), PVCu double glazed, PVCu fascia and soffits boards, cavity wall insulation, extended kitchen, spacious lounge, separate dining room, family room, utility room, guest cloakroom, 3 good sized bedrooms, bathroom with shower, fitted wardrobes to bedroom 1 and bedroom 2, garage, driveway with parking for 2 to 3 cars, established enclosed rear garden and front garden.

Ideally located in the picturesque village of Newbold Verdon, close to all local amenities, including local shops, schools and public transport services. The property is within easy commuting distance of all major road links, such as the M1, M6, M69 and A5.

MUST BE VIEWED.

NO CHAIN!



Canopy porch.

Reception hall. 13'3" x 6'3". (4.06 x 1.93.)

Radiator, obscure PVCu double glazed door and adjacent PVCu double glazed side window.

Spacious lounge (front). 15'7" x 12'4". (4.77 x 3.78.)

PVCu double glazed window, radiator, feature live gas fire in an attractive surround with a raised hearth, 2 wall light points and coving.

Separate dining room (rear). 10'0" x 8'1". (3.05 x 2.48.)

PVCu double glazed window, radiator and coving.

Family room (rear). 12'7" x 10'0". (3.84 x 3.05.)

PVCu double glazed window, radiator and 2 wall light points.

Extended kitchen (rear). 12'11" x 8'7". (3.94 x 2.63.)

Stainless steel sink, range of attractive base and wall units (8 base and 9 wall), associated work surfaces, fitted fridge, ceramic tiled floor, PVCu double glazed window, obscure PVCu double glazed door and radiator.

Guest cloakroom. 7'8" x 2'7". (2.35 x 0.81.)

Suite in white, wash hand basin, low flush wc, ceramic tiled floor, ceramic wall tiling and obscure PVCu double glazed window.

Utility room. 7'8" x 6'7". (2.35 x 2.01.)

Plumbing for a washing machine, obscure PVCu double glazed window and obscure PVCu door.

First floor landing. 8'5" x 7'5". (2.59 x 2.27.)

Obscure PVCu double glazed window, roof void access and coving.

Bedroom 1 (rear). 11'5" x 11'4". (3.49 x 3.46.)

PVCu double glazed window, radiator, fitted wardrobes, range of base units, recessed shelving, coving, linen cupboard with a wall mounted fan assisted gas fired condensing combination boiler (A-rated) Baxi 800.

Bedroom 2 (front). 14'4" (max) x 11'4". (4.39 (max) x 3.46.)

PVCu double glazed window, radiator and coving.

Bedroom 3 (front). 9'7" x 6'9". (2.93 x 2.06.)

PVCu double glazed window, radiator and coving.

Bathroom (rear). 10'7" x 6'10". (3.25 x 2.10.)

Full suite in white, panelled bath with a mixer shower, wash hand basin, low flush wc, radiator and obscure PVCu double glazed window.

Outside.

Front garden with 2 to 3 car driveway and side gated access

Enclosed rar garden with established lawn, and garden shed.

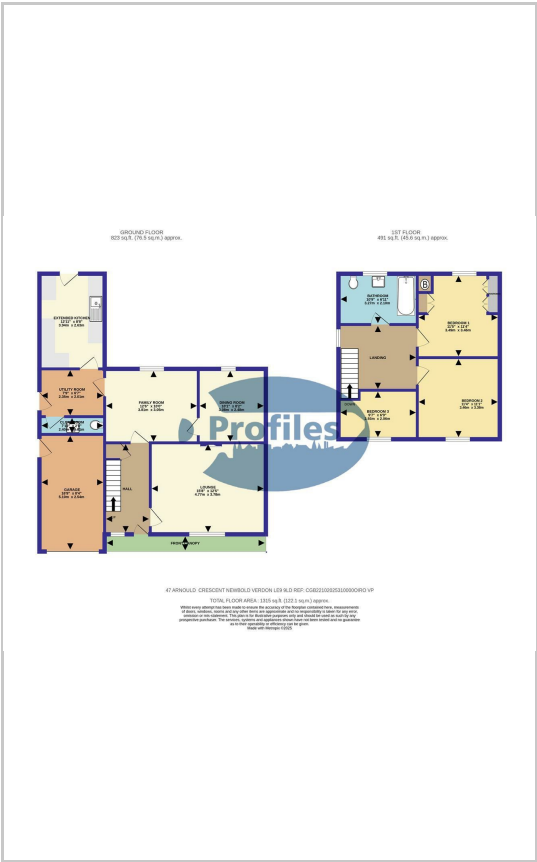
Garage. 16'8" x 8'3". (5.10 x 2.54.)

Up and over door, PVCu side door.light and power point.

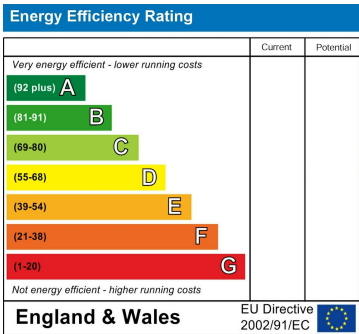
Area Map



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.