



Arnolds Crescent Newbold Verdon

- Extended three bedroom semi-detached home
- Stunning vaulted kitchen/dining room
- French doors opening onto the garden
- Cosy living room with open fireplace
- Large established rear garden
- Summer house ideal as a home office
- Oversized tandem garage and workshop
- Popular Newbold Verdon village location
- EPC Rating C / Council Tax Band B / Freehold

Alexanders are delighted to bring to market this attractive extended semi-detached home, offering well-balanced and versatile accommodation ideal for modern family living. Highlights include the thoughtful creation of a spacious and light-filled kitchen/dining room, complete with French doors providing access to the rear garden. This space is complemented by a separate cosy living room with an open fire, creating a warm and cosy atmosphere.

The property features three well-proportioned bedrooms, and a real standout feature is the summer house in the garden, which is ideal as a dedicated home office, perfect for flexible working or even as a gym. The outside space continues to excel, boasting an exceptionally large and established garden which enjoys a wonderful sense of space and privacy. An oversized tandem garage/workshop/utility area further enhances the appeal, offering excellent storage or potential for a range of uses.

Set within a generous and established plot, the property enjoys a lovely sense of space and privacy, with the rear garden providing an excellent extension of the living accommodation. Situated within the popular village of Newbold Verdon, the property is also well placed for local amenities, schooling and convenient road links to Leicester, Hinckley and beyond.





Accommodation:

Internally, the property has been tastefully styled throughout, creating a superb ground floor area to comprise, in brief; an entrance hall with stairs rising to the first floor and access to the guest WC, a cosy living room featuring an open fireplace, and a contemporary kitchen/dining room with a vaulted ceiling, skylights, an abundance of storage and French doors opening onto the garden.". To the first floor, all three good-sized bedrooms are serviced by the well-appointed family bathroom.

Gardens and land:

The property offers ample parking to the front, with access to the oversized tandem garage, which has been partially converted into a utility room/workshop and store. A standout feature of the property is the generous rear garden, predominantly laid to lawn and complemented by a variety of established trees and shrubs. The garden enjoys attractive views over the neighbouring allotments, creating a wonderful sense of space and connection to the surrounding landscape.

A patio area adjoins the property, providing an ideal setting for outdoor dining and entertaining.

Location:

This well-presented property is conveniently situated on the highly regarded Arnolds Crescent within the popular Leicestershire village of Newbold Verdon, offering a friendly community, well-regarded local schooling, as well as a great mix of everyday amenities, including shops, pubs, cafés, takeaways, a medical centre, pharmacy, library and sports facilities. Families benefit from Newbold Verdon Primary School and excellent secondary options in nearby Market Bosworth, while the village's parks, playing fields and surrounding countryside provide plenty of leisure opportunities. Convenient road links to Leicester, Hinckley and major routes make the area ideal for commuters, with regular bus services also connecting to nearby towns. Combining village charm with practical convenience, Newbold Verdon is an attractive and well-served place to call home.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band B.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.





Alexanders

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



