



93 DRAGON LANE, NEWBOLD VERDON, LE9 9NH

OFFERS OVER £200,000

NO CHAIN. Traditional semi detached family home on a good sized plot. Sought after and convenient location, within walking distance of the village centre including a parade of shops, primary school, doctors surgery, bus service, parks, takeaways, public houses, open countryside and good access to major roads links. Well presented, the property benefits from feature fireplace, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, lounge, dining kitchen and conservatory. Two double bedrooms and shower room. Front and good sized rear garden. Garage and hard standing to rear. Viewing highly recommended. Carpets, curtains and light fittings included.



TENURE

Freehold
Council Tax Band B

ACCOMODATION

UPVC SUDG front door to the entrance hallway with stairway to first floor with double panelled radiator. Attractive interior door to

LOUNGE TO FRONT

17'11" x 11'11" (5.47 x 3.65)

With feature fireplace incorporating a coal effect electric fire with brick Surround and hearth. Coving to ceiling, two double panelled radiators, TV aerial and telephone points. Under stairs cupboard, attractive white panelled interior door to the



REFITTED KITCHEN DINING ROOM TO REAR

15'3" x 11'0" (4.66 x 3.37)

With a fashionable range of floor standing cupboard units in cream with black roll edge working surfaces above, inset one and a half bowls stainless steel sink, a drainer with mixer tap above and cupboard beneath. One of the wall mounted cupboards houses the Ideal gas combination boiler for the central heating and domestic hot water new as of 2018. Blomberg washing machine is included as is the Indesit electric cooker and fridge freezer. Tiled splashbacks and vinyl flooring and double panelled radiator. UPVC SUDG door to



CONSERVATORY TO REAR

8'6" x 19'0" (2.60 x 5.81)

With UPVC SUDG door to the rear garden.

BEDROOM ONE

10'7" x 15'4" (3.25 x 4.69)

Bedroom could easily be converted into two separate bedrooms with built in cupboard (previously airing cupboard) ,double panelled radiator.



BEDROOM TWO TO FRONT

9'2" x 15'4" (2.80 x 4.69)

With double panelled radiator.



SHOWER ROOM

6'3" x 8'11" (1.91 x 2.74)

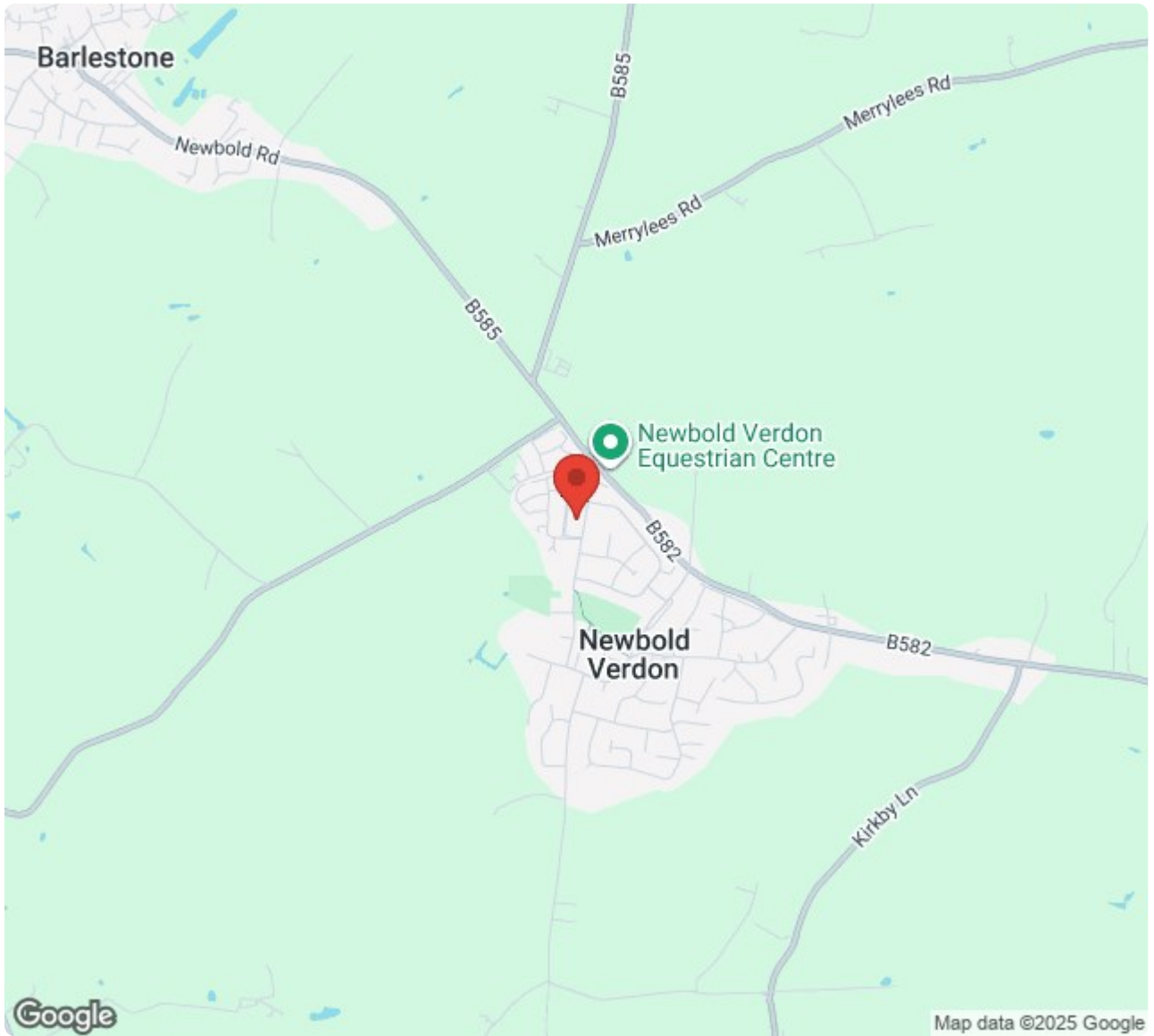
With a large corner shower cubicle with sliding shower door and mixer shower. Wall panelling, low level WC, pedestal wash hand basin, vinyl flooring and extractor fan.



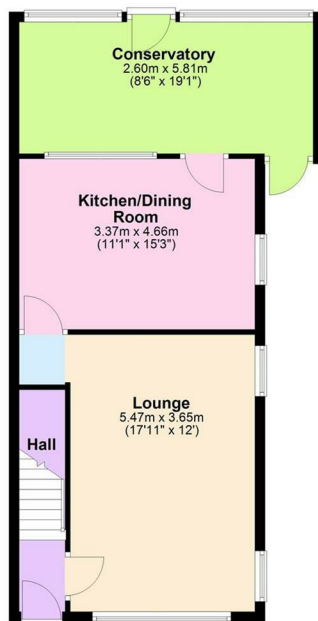
OUTSIDE

The property is nicely situated, set well back from the road with a low level brick retaining wall and front garden which is principally laid to lawn along with slabbed pathway to the front door and outside lighting and tap. Outside houses the gas and electricity meters which are both smart meters. There is a good sized fenced enclosed rear garden, adjacent to the rear of the property there is a slabbed patio. The remainder of the garden is laid to lawn where a slabbed pathway leads towards the top of the garden, a low level picket fence to rear with hard standing and garage with an up and over door to front. Small timber shed.

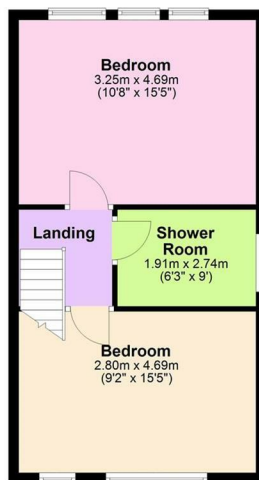




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>			<div>77</div>
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>			
<div><div></div><div>(39-54) E</div></div>		<div>60</div>	
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
<div><div></div><div>(92 plus) A</div></div>			
<div><div></div><div>(81-91) B</div></div>			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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