



Main Street Newbold Verdon

- Three bedroom detached house
- Sought after location in Newbold Verdon
- 1,240 square feet of living space
- Spacious kitchen/dining room
- Bright airy feel throughout
- Three well-proportioned bedrooms
- Ample off-road parking and garage
- EPC Rating C / Council Tax Band C / Freehold

Situated on the desirable Main Street in Newbold Verdon, this detached house offers generous, well laid-out living space. The home features a warm and welcoming reception room, perfect for relaxing or entertaining, and three good-sized bedrooms. A single bathroom is conveniently placed for easy access.

The property has been thoughtfully maintained and improved by the current owner, with recent upgrades including new windows and doors installed within the past two years, a boiler fitted less than 12 months ago, and maintenance work carried out to the gable end and ridge of the roof. Ongoing improvements continue, with works currently being undertaken to the garage floor.

Outside, the property benefits from ample parking for up to four vehicles, a practical and hard-to-find feature.

The location combines the calm of village life with easy access to local amenities, making it a comfortable and convenient place to live. With its spacious layout and continued investment, this detached house provides a welcoming and versatile home.





General Description:

This traditional 1970s home has been thoughtfully updated to suit modern living while retaining its original charm. It offers well-proportioned and tastefully presented accommodation throughout, complemented by a detached larger than average garage, and is situated within close walking distance of local amenities. This property is sure to appeal to a broad sector of the market.

Accommodation:

The entrance porch leads to the internal hallway, which provides access to the ground floor accommodation. This includes a beautifully finished open-plan kitchen, complete with granite work surfaces and an abundance of bespoke storage, creating a practical yet stylish heart of the home and offering direct access to the garden through sliding doors. Flowing seamlessly from here is a spacious, light-filled living room, a warm and welcoming space. Upstairs, there are three well-proportioned bedrooms serviced by a well-appointed family bathroom.

Gardens and land:

Outside, the front elevation benefits from a smart block-paved driveway, a neatly maintained lawn, and a gated side entrance. This leads through to a secure paved area and on to a large detached garage, complete with a convenient personnel door to the side. To the rear, the garden is predominantly laid to lawn and complemented by an attractive shingle seating area, providing an ideal space for outdoor dining and entertaining.



Location:

Newbold Verdon is a highly regarded Leicestershire village offering a friendly community, well-regarded local schooling, and a great mix of everyday amenities, including shops, pubs, 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 C.

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.

Technical Information:

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

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.

Money Laundering:

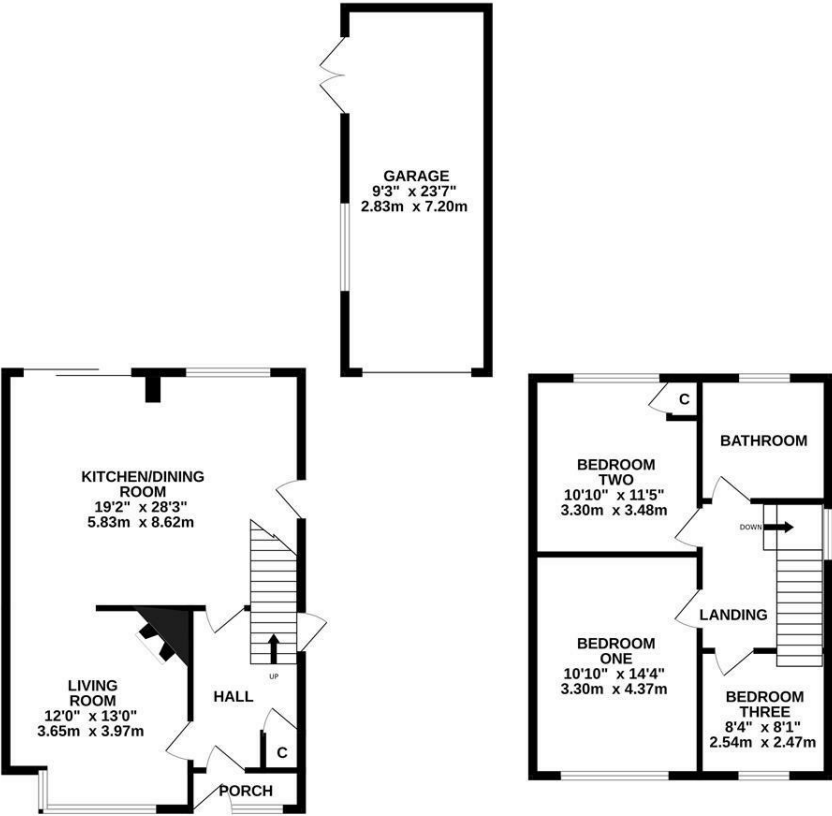
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			



