



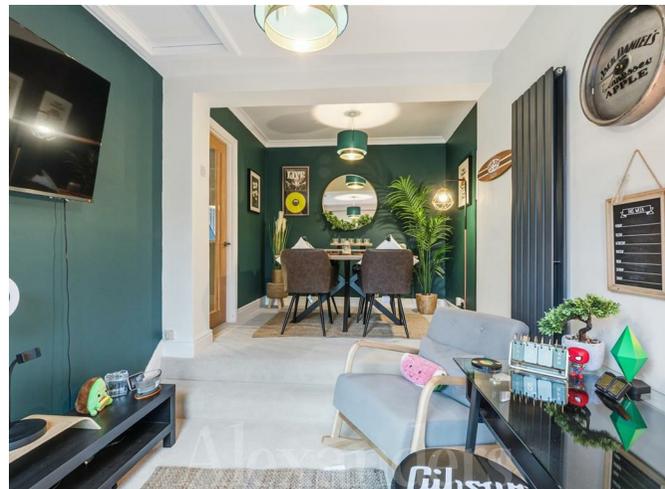
# Laburnum Avenue Newbold Verdon

- Lovingly maintained semi-detached family home
- Living room with feature log burner
- Recently fitted modern kitchen
- Split-level dining room
- Three bedrooms and family bathroom
- Large 150ft rear garden
- Single garage and spacious driveway
- Popular village location
- EPC Rating B / Council Tax Band B / Freehold

Located in the village of Newbold Verdon, Laburnum Avenue offers a well-presented and practical home with perfectly balanced accommodation throughout. The property features two reception rooms, providing flexible living space, along with three bedrooms and a centrally positioned bathroom.

Outside, the rear garden extends to approximately 150 feet in length, featuring seating areas and mature borders. To the front, there is generous off-road parking for up to three vehicles, a valuable feature for a property of this type.

The village benefits from a range of local amenities and nearby green spaces, with good access to surrounding areas. Overall, the property offers a comfortable and convenient living environment in a well-established location.





### **General Description:**

This attractive three bedroom semi-detached property has been refreshed and improved by the current owners, offering well-appointed accommodation throughout. Occupying a generous plot, the home combines comfortable living space with attractive outdoor areas, making it an ideal choice for modern living.

### **Accommodation:**

Internally, the property has been tastefully styled throughout, creating a superb ground floor which, in brief, comprises an entrance hall with stairs rising to the first floor, an understairs cupboard and doors leading to the living room, a recently fitted kitchen, a split-level dining room, a utility area and a guest cloakroom. To the first floor are three good-sized bedrooms and a contemporary family bathroom.

### **Gardens and land:**

The property offers ample parking to the front and side, leading to a single garage, with superb rear gardens beyond. The rear garden extends to approximately 150 feet in length and is laid mainly to lawn with established borders and views over local farmland beyond. There is a raised seating area directly to the rear, accessed via the dining room and utility area.

### **Location:**

This well-presented property is conveniently situated just off the highly regarded Brascote Lane, on the edge of the popular Leicestershire village of Newbold Verdon.

The village offers a friendly community, well-regarded local schooling and an excellent range 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 (Tel: 01455 238141). 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.

The property benefits from solar panels, with further information available on request.

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.

**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:**

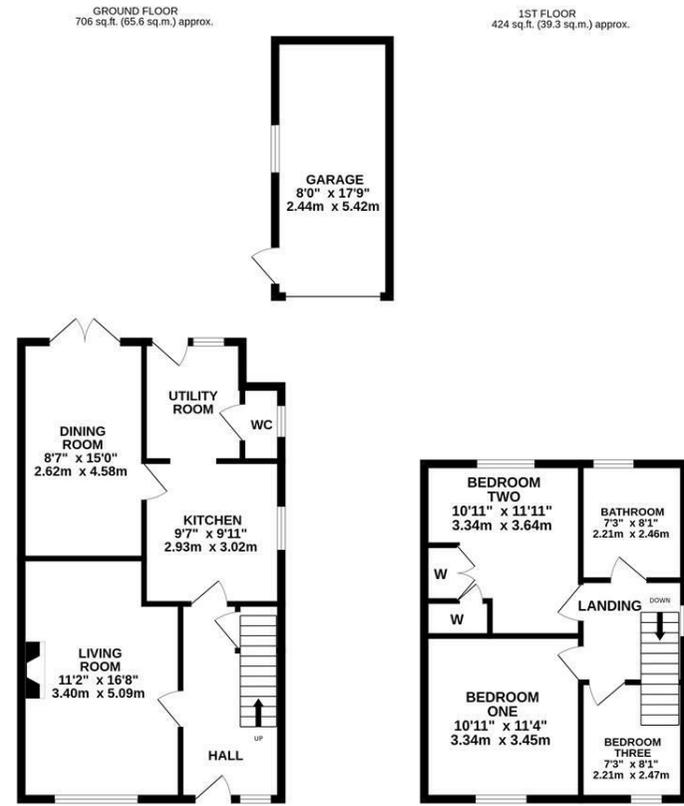
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**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.



LABURIUM AVENUE NEWBOLD VERDON LE9 9LQ REF: CG817062013(S)  
 TOTAL FLOOR AREA: 1130 sq. ft. (105.0 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) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>88</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			



