

Scrivins & Co

Sales & Lettings

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7 HORNBEAM ROAD, NEWBOLD VERDON, LE9 9NT

OFFERS OVER £225,000

No Chain. Spacious modern Jelson built semi detached family home on a large sunny plot. Sought after and highly convenient location within walking distance of the village centre including a parade of shops, primary school, doctors surgery, parks, bus service and good access to major road links. Benefits include refitted kitchen, modern shower room, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, lounge, dining room and kitchen.

Three bedrooms and shower room. Impressive driveway and large sunny rear garden with shed. Ample room for a garage or extension (STPP). Contact agents to view. Carpets, curtains and light fittings included.



TENURE

Freehold
Council Tax Band B
EPC Rating C

ACCOMMODATION

UPVC SUDG front door with matching side panel to

ENTRANCE PORCH

With Terazzo tiled flooring, further wooden and glazed door to

ENTRANCE HALLWAY

With double panelled radiator, wooden and glazed door to a coats cupboard housing the meters, further woodgrain and mirror glazed double doors to a walk in store room with cupboards above. Stairway to the first floor. Wooden and glazed door to

LOUNGE TO FRONT

15'8" x 10'10" (4.79 x 3.32)

With gas point for a fire, radiator. Wooden and glazed double doors lead to



DINING ROOM TO REAR

8'7" x 9'8" (2.64 x 2.96)

With radiator, UPVC SUDG sliding patio doors leading to the rear garden.



REFITTED KITCHEN TO REAR

8'2" x 9'6" (2.50 x 2.91)

With a fashionable range of gloss grey fitted kitchen units with soft close doors consisting inset black one and a half bowl single drainer resin sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units a three and a two drawer unit, contrasting working surfaces above with inset four ring ceramic hob unit, single oven with grill beneath integrated extractor hood above. Tiled splashbacks, further matching range of wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine, washer dryer is included. Pantry with fitted shelving. UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

With airing cupboard housing the Valliant gas condensing combination boiler for central heating and domestic hot water with digital programmer, loft access.

BEDROOM ONE TO FRONT

9'9" x 12'11" (2.98 x 3.96)

With a range of fitted bedroom furniture in light oak consisting of one corner, one double and two single wardrobe units, further matching chest of drawers and bedside cabinets, radiator.



BEDROOM TWO TO REAR

10'9" x 9'8" (3.30 x 2.96)

With a range of fitted bedroom furniture in cream consisting of one double and one single wardrobe unit, further bridge of cupboards above the bed and matching chest of drawers, radiator.



BEDROOM THREE TO FRONT

6'11" x 8'0" (2.12 x 2.44)

With a range of built in wardrobes, further bridge of cupboards above the bed head, chest of drawers and bedside table, radiator.



REFITTED SHOWER ROOM TO REAR

5'7" x 7'3" (1.71 x 2.21)

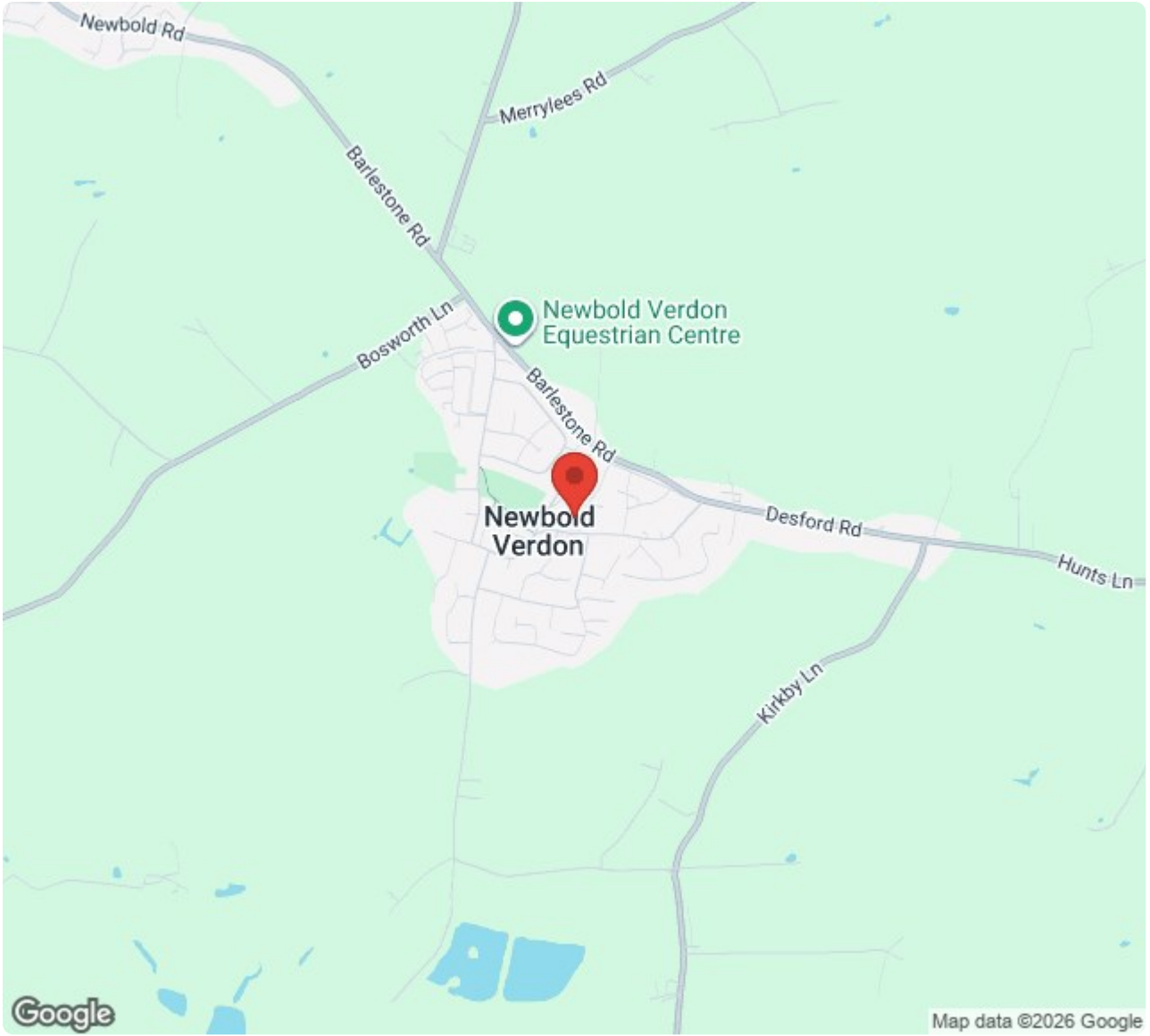
With white suite consisting of a fully tiled shower cubicle with glazed shower door, pedestal wash hand basin and low level WC, contrasting fully tiled surrounds and chrome heated towel rail. Grey laminate tiled flooring.



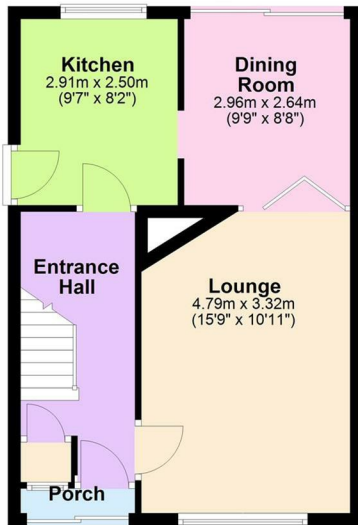
OUTSIDE

The property is set well back from the road having a full width decorative stoned driveway to front, the driveway extends down the side of the property offering ample car parking, ample room for a garage or extension (STPP). A timber gate offers access to the good sized fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property beyond which the garden is laid to lawn with surrounding well stocked beds and borders, to the top of the garden is a large timber shed, the garden has a sunny aspect and an outside tap.

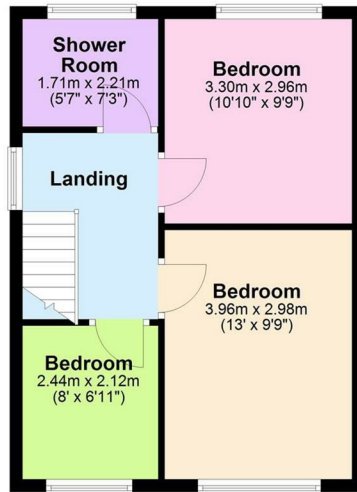




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	76
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			