Scrivins & Co Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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17 HALL LANE, NEWBOLD VERDON, LE9 9RB

OFFERS OVER £270,000

Impressive 2022 'Lyttelton' design JS Bloor built semi detached family home close to open countryside. Sought after and convenient new development within walking distance of the village centre including a parade of shops, primary school, doctors, bus service, parks, takeaways, public houses and good access to major road links. Immaculately presented NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including oak panelled interior doors, spindle balustrades, wooden and porcelain tiled flooring, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Offers canopy porch, entrance hall, separate WC, lounge and dining/kitchen with built in appliances. Three bedrooms (main with en suite shower room) and family bathroom. Corner plot with front, side and enclosed landscaped rear garden with shed and double driveway to rear. Viewing highly recommended. Carpets, blinds and shed included.

TENURE
Freehold
Council Tax Band B
EPC Rating B

ACCOMMODATION
Open canopy porch with outside lighting. Attractive grey composite panel and SUDG front door to

ENTRANCE HALLWAY
With grey oak finish laminate wood strip flooring, double panelled radiator. Wired in smoke alarm. Doorbell chimes. Dogleg stairway to first floor landing with useful under stairs storage cupboard beneath housing the consumer unit. Oak panelled interior door to

SEPARATE WC
With white suite consisting low level WC, wall mounted sink unit, contrasting tiled surrounds including the flooring, radiator and extractor fan.

THROUGH LOUNGE
15'6" x 10'9" (4.73 x 3.29)
With radiator, digital audio broadcasting point.

FITTED DINING/KITCHEN TO REAR
15'6" x 9'1" (4.74 x 2.77)

KITCHEN AREA

With a fashionable range of matt grey fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units, contrasting white quartz working surfaces above with four ring induction hob unit, single fan assisted oven with grill beneath. Stainless steel chimney extractor hood above, matching upstands. Further matching range of wall mounted cupboard units, one concealing the Ideal gas condensing combination boiler for central heating and domestic hot water. Further integrated appliances include a dishwasher, washing machine and fridge freezer. Concealed lighting over the working surfaces. Inset ceiling spotlights and wired in heat detector. Porcelain tiled flooring, radiator and UPVC SUDG French doors leading to the rear garen

DINING AREA

Porcelain tiled flooring, radiator and UPVC SUDG French doors leading to the rear garden.

FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm and door to the airing cupboard with fitted shelf. Loft access with extending aluminium ladder for access, the loft is partially boarded.

BEDROOM ONE TO REAR

8'11" x 11'2" (2.74 x 3.42)

With a range of fitted bedroom furniture consisting of one double and one single wardrobe unit with mirrored glazed doors to front, radiator, TV aerial point. Door to

EN SUITE SHOWER ROOM

8'9" x 6'3" (2.68 x 1.91)

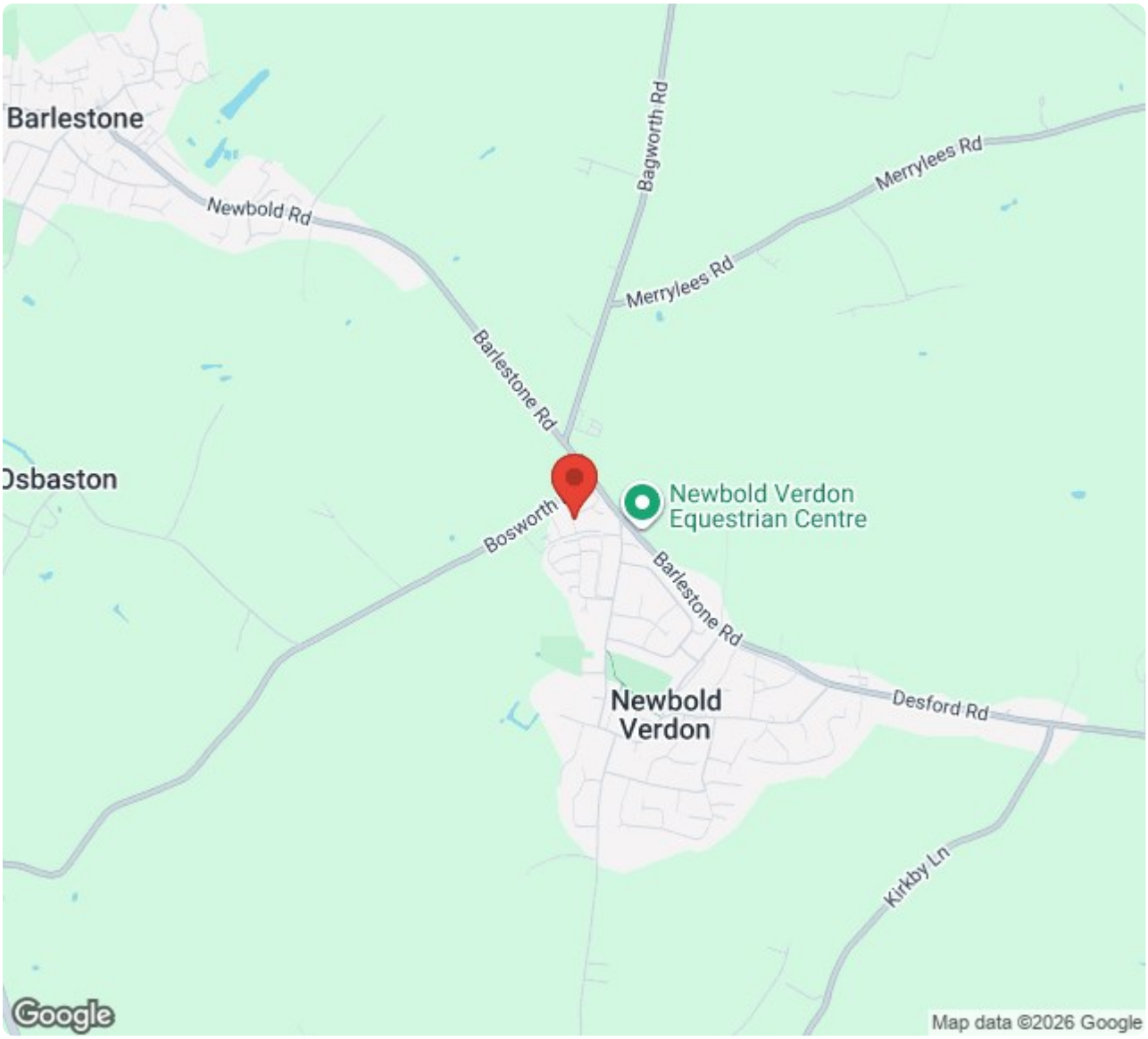
With white suite consisting of a fully tiled double shower cubicle with rain shower and handheld shower above, glazed shower screen to side, wall mounted sink unit, low level WC, contrasting tiled surrounds including the flooring. Chrome heated towel rail, inset ceiling spotlights and extractor fan.

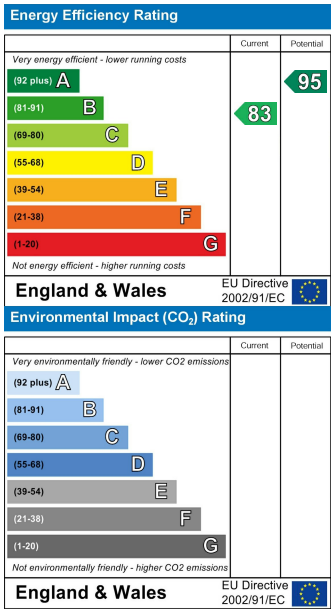
BEDROOM TWO TO FRONT
8'7" x 10'8" (2.64 x 3.27)
With radiator, feature wood panelling to one wall.

BEDROOM THREE TO REAR
10'6" x 6'8" (3.21 x 2.05)
With radiator.

BATHROOM TO FRONT
6'6" x 6'2" (2.00 x 1.90)
With white suite consisting panelled bath, mixer tap and shower attachment above, wall mounted sink unit and low level WC, contrasting tiled surrounds including the flooring, chrome heated towel rail, shaver point and inset ceiling spotlights. Extractor fan.

OUTSIDE
The property is nicely situated on a corner plot set back from the road, the front and side garden is principally laid to lawn with surrounding beds, a timber gate offers access to the rear garden which is enclosed by a high brick retaining wall and panelled fencing having a full width L shaped porcelain patio adjacent to the rear of the property edged by block paving beyond which the garden is principally laid to lawn with surrounding raised beds. There is also an outside tap, power point and lighting. A timber shed is included. To the bottom of the garden is a double length tarmacadam driveway with an electric car charging point.





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