



Main Street Newbold Verdon

- Spacious four bedroom detached home
- Impressive plot with good privacy
- Off-road parking and integral double garage
- Wealth of living space
- Impressive main bedroom with dressing area
- Potential to convert to a five bedroom home
- Paved outside seating area
- Feature wishing well
- EPC Rating D / Council Tax Band F / Freehold

Nestled in the charming Newbold Verdon, this delightful house offers a perfect blend of space and comfort, ideal for family living. Spanning an impressive 2,124 square feet, the property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

With four well-proportioned bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private sanctuary. The single bathroom is conveniently located, catering to the needs of the household with ease.

One of the standout features of this property is the generous parking provision, accommodating many vehicles. This is a rare find in residential areas and adds significant convenience for families with multiple cars or for those who enjoy hosting gatherings.

The location in Newbold Verdon is particularly appealing, offering a friendly community atmosphere while still being within easy reach of local amenities. This house presents an excellent opportunity for those seeking a spacious family home in a desirable area.

In summary, this property is a wonderful choice for anyone looking to settle in a welcoming village environment, with ample space for both living and entertaining. Do not miss the chance to make this house your new home.





General Description

Alexanders of Market Bosworth offer to the market a spacious four bedroom detached family home with the potential to become a five bedroom family home. The property occupies an impressive plot with mature gardens affording a good degree of privacy, a private drive with off-road parking for multiple vehicles and an integral double garage. The property is positioned in an enclave as part of a small development of five homes.

Accommodation

Internally, the living accommodation extends to a gross internal area of 2123 square feet, with a wealth of living space ideally suited for family living laid across two floors to comprise; porch, entrance hall, dual aspect sitting room, dining room, kitchen/breakfast room, utility and WC to the ground floor. Upstairs, you will find four superb bedrooms, the master bedroom currently being used as a large upper lounge with the potential to be converted into two bedrooms and a family bathroom. The lovely gardens are laid mainly to lawn with established borders and a paved seating area directly to the rear of the property. To the front, there is a large driveway providing off road parking for up to six vehicles, and a feature wishing well.

Location

Newbold Verdon is a well-placed and superbly equipped village approximately 4 miles from the historic town of Market Bosworth and 10 miles from the city of Leicester. The wide range of amenities include a primary school, doctors surgery, pharmacy, grocery store and a selection of eateries.

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

Freehold.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leicester, LE10 0FR (Tel: 01455 238141). Council Tax Band F.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		





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So can you.

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MarketMakers.