



# Arnolds Crescent Newbold Verdon

- Attractive bungalow in Newbold Verdon
- Modern kitchen/dining room with garden access
- Spacious living room with gas fire
- Two generously sized double bedrooms
- Conveniently located shower room
- Private mature rear garden
- Resin driveway with off-road parking
- Detached garage
- EPC Rating D / Council Tax Band C / Freehold

A neatly presented and thoughtfully designed two-bedroom bungalow located in the popular village of Newbold Verdon. This attractive home offers comfortable single-storey living with a bright and inviting interior, complemented by a smart resin driveway providing ample off-road parking and a detached garage. Suitable for a range of buyers, the property combines practicality with a meticulously maintained finish in a sought-after residential setting.

Internally, the property features a practical single-storey layout comprising, in brief, a spacious entrance hall, a generous living room with a gas fire, and a contemporary kitchen/dining room with direct access to the garden. There are two well-sized double bedrooms, served by a conveniently appointed shower room.

The rear garden is mature and enjoys a high degree of privacy, with carefully stocked borders and beds framing a central lawn, complemented by multiple patio seating areas ideal for outdoor dining and relaxation.

This attractive bungalow is set in the heart of Newbold Verdon, a popular Leicestershire village with good schools, shops, and leisure facilities. The area offers parks, playing fields, and surrounding countryside, with excellent secondary options nearby in Market Bosworth. Strong road and bus links make it convenient for commuters, combining village charm with practical accessibility.



**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.

**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.

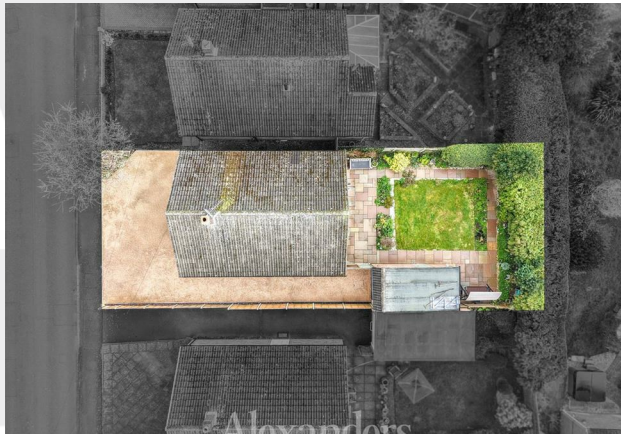
**General Note:**

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.



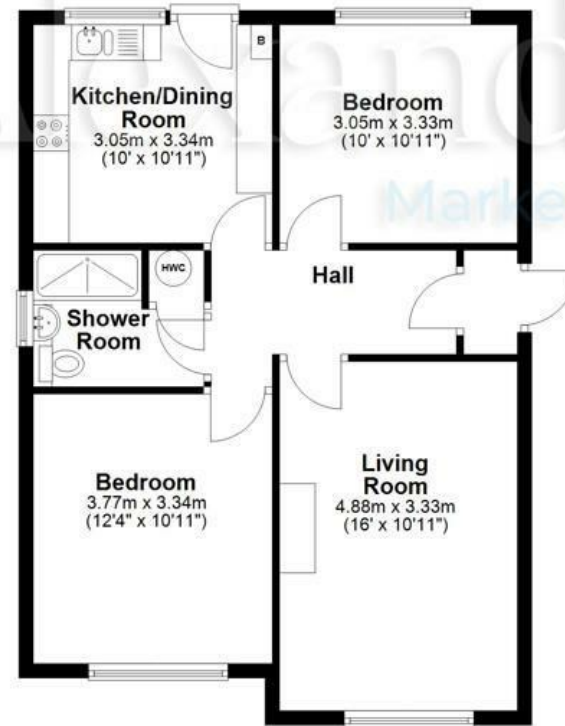
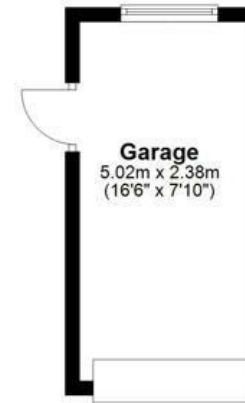
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Ground Floor

Approx. 74.5 sq. metres (802.4 sq. feet)



Total area: approx. 74.5 sq. metres (802.4 sq. feet)

