



6a Bungalow Sparkenhoe, Newbold Verdon - LE9 9LU

Guide Price £220,000

 **NEWTON FALLOWELL**

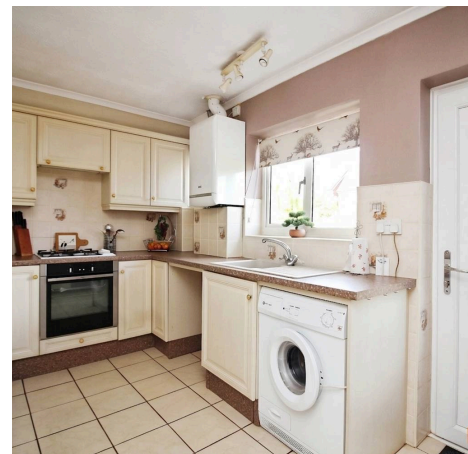
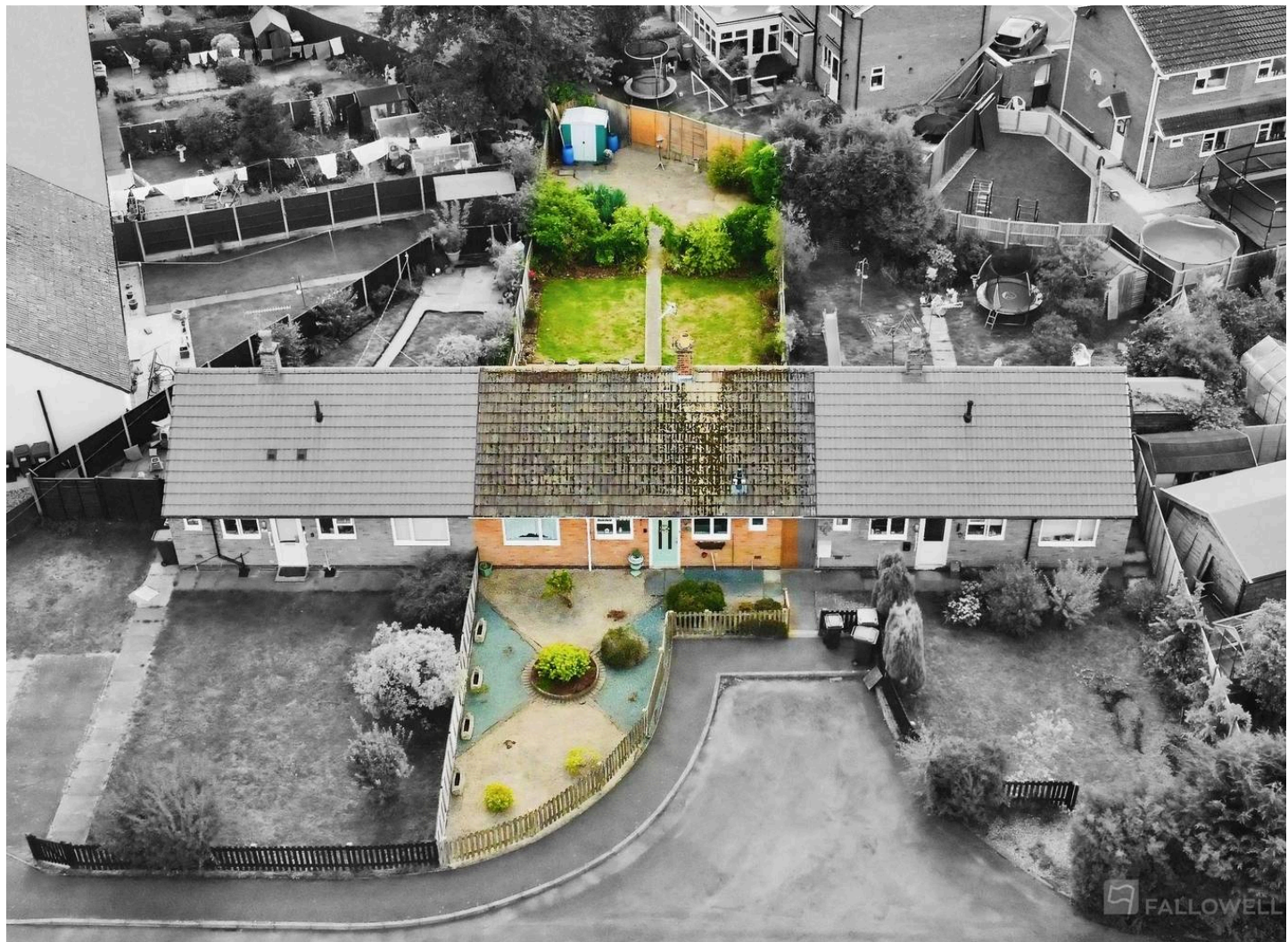


6a Bungalow Sparkenhoe

Newbold Verdon, Leicester

Situated in a popular cul-de-sac within the sought-after village of Newbold Verdon, this two-bedroom bungalow offers well-proportioned accommodation, a larger-than-average garden and excellent potential to create off-road parking to the front, subject to the necessary consents. The bungalow briefly comprises a kitchen, reception room with feature fireplace, two bedrooms, including a master bedroom with built-in wardrobes, and a shower room. Externally, the property enjoys a low-maintenance front garden with potential to convert to off-road parking, subject to the relevant permissions. Newbold Verdon offers a good range of local amenities, including shops, post office, churches, a primary school, cricket club and all-weather floodlit sports facilities. The village is also conveniently positioned for access to Leicester, Market Bosworth and Junctions 21a and 22 of the M1 motorway. The property is offered to the market with NO UPWARD CHAIN, making this an excellent opportunity for those looking for a bungalow in a well-connected village location.

- Two bedrooms
- Traditional bungalow
- Cul de sac location
- Larger than normal plot
- Available with no upward chain
- Sought after village, within walking distance to local amenities
- Tenure - Freehold
- Tax Band B
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the home, you are welcomed into the kitchen, which is fitted with a range of wall and base units complemented by roll-edge work surfaces, tiled splashbacks, a sink and drainer, built-in 'Neff' slide and hide oven, four-ring gas hob with extractor hood, Baxi boiler and space for additional appliances. A door leads through to the reception room, which features carpet flooring and is centred around a feature fireplace, creating a warm and inviting focal point. The rear hallway provides access to two bedrooms, with the master bedroom benefiting from built-in wardrobes. Completing the internal accommodation is the shower room, fitted with a three-piece suite comprising a shower enclosure with Unichrome multi jet shower, wash basin with storage beneath and WC, together with a heated towel rail. There is also access to the insulated loft space via the rear hall.

Outside

Occupying a desirable cul-de-sac position, the property benefits from a low-maintenance front garden, which also offers the potential to create off-road parking, subject to the necessary consents. Shared gated access to the side leads through to a larger-than-average rear garden, predominantly laid to lawn and enclosed by fencing. An attractive archway adorned with established wisteria leads to a particularly private, low-maintenance seating area, providing an ideal space for outdoor relaxation and entertaining.

Location

Newbold Verdon is a popular village situated in West Leicestershire, approximately 9 miles from Leicester city centre and 4 miles from Market Bosworth. The village offers an excellent range of local amenities, an array of shops, a post office, two churches and a chapel. There is also a thriving primary school, cricket club and all-weather, floodlit sports facility, providing opportunities for football, tennis, basketball and hockey. The village is well positioned for commuters, with convenient access to Junctions 21a and 22 of the M1 motorway.



Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

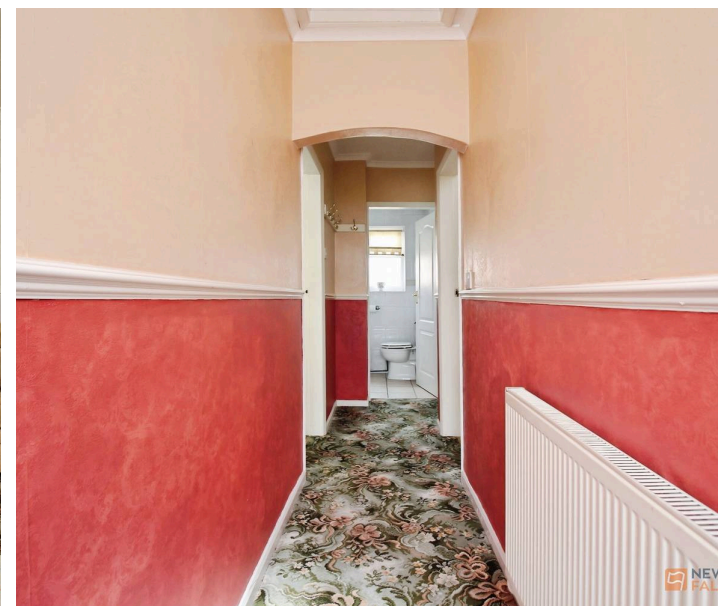
Viewings are strictly by appointment only.

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Agents Note

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Referrals

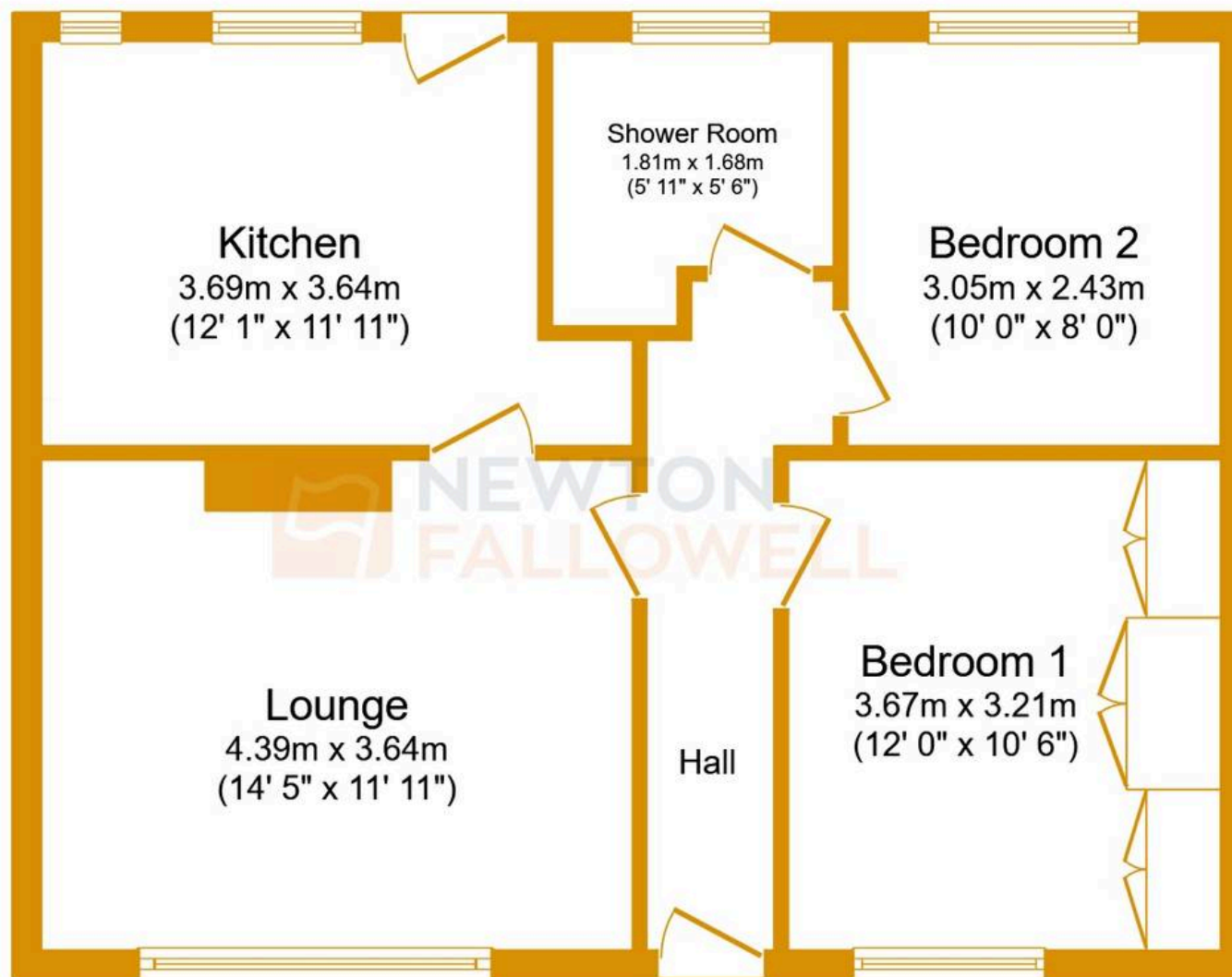
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Free Property Valuations

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Floor Plan

Total floor area: 59.0 sq.m. (635 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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