Scrivins & Co Sales & Lettings

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3 RECTORY GARDENS, NEWBOLD VERDON, LE9 9AJ

ASKING PRICE £290,000

Impressive 2011 Invicta built four bedroom, three storey family home. Small sought after block paved courtyard style cul de sac development in a conservation area. Within walking distance of the village centre including a parade of shops, primary school, doctors surgery, bus service, parks, open countryside, takeaways, public houses and with good access to major links. Well presented with a range of good quality fixtures and fittings including hardwood panel interior doors, spindle balustrades, Amtico flooring, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, fitting dining kitchen with built in appliances, lounge and garden room. Four good bedrooms (two with en suite shower rooms) and family bathroom. Two car driveway to carport. Front and hard landscaped sunny rear gardens. Viewing recommended. Carpets and blinds included.







TENURE
FREEHOLD
Estate management fee of £25 per month for up keep of open spaces

COUNCIL TAX BAND - D
EPC RATING - TBC

ACCOMMODATION
Attractive blue panelled and SUDG front door with outside lighting to:

ENTRANCE HALLWAY
Karndean woodgrain flooring, radiator and wired in smoke alarm. stairway to first floor with white spindle balustrades. and door to useful understairs storage cupboard beneath housing the meters and the consumer unit. Attractive hardwood panel interior doors to:

SEPARATE WC
White suite consisting low level WC and pedestal wash hand basin. Tiled splashbacks including the flooring. Radiator and extractor fan.

FITTED DINING KITCHEN TO FRONT
16'0" x 9'2" (4.89 x 2.81)
Range of blue fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and two three drawer units with contrasting roll edge working surfaces above and matching upstands. Inset four ring stainless steel gas hob unit with stainless steel chimney extractor above. Further range of wall mounted cupboard units, one concealing the gas condensing combination boiler for central heating and domestic hot water. Further integrated appliances include a double oven with grill, dishwasher, washing machine and fridge freezer. Grey ceramic tiled flooring, radiator and inset ceiling spotlights.



LOUNGE TO REAR
16'6" x 11'0" (5.05 x 3.36)
Single panel radiator, thermostat for central heating system on the ground floor and two TV aerial points. Feature archway to:



GARDEN ROOM TO REAR
13'6" x 10'0" (4.12 x 3.05)
Radiator, two double power points and ceiling light. Tinted UPVC SUDG glass roof and UPVC SUDG French doors leading to the garden.

FIRST FLOOR LANDING
White spindle balustrades, thermostat for central heating system on the first floor and wired in smoke alarm. Door and stairway to second floor.

FRONT BEDROOM TWO
9'11" x 10'6" (3.04 x 3.22)
Range of fitted bedroom furniture in grey consisting one double and two single wardrobes with cupboards above. Radiator and TV aerial point. Door to:



EN SUITE SHOWER ROOM

4'11" x 6'4" (1.51 x 1.94)

White suite consisting fully tiled shower cubicle with glazed shower door, vanity sink unit with woodgrain double cupboard beneath and low level WC. Contrasting tiled surroundings including the flooring, radiator, extractor fan and inset ceiling spotlights.



BEDROOM THREE TO REAR

9'11" max x 11'4" (3.04 max x 3.46)

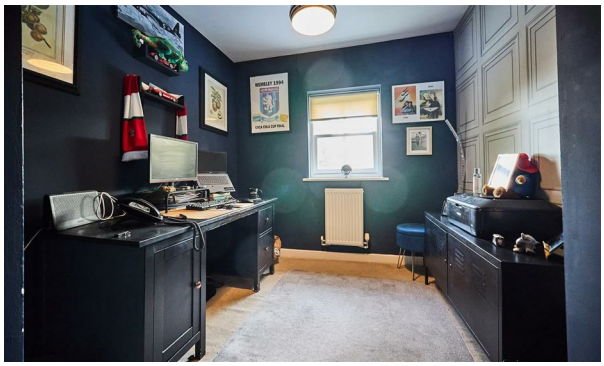
Range of bedroom furniture in grey consisting one double and two single wardrobe units with cupboards above. Radiator.



BEDROOM FOUR TO REAR

7'11" x 11'5" (2.43 x 3.49)

Built in single wardrobe and radiator.



FAMILY BATHROOM TO SIDE

5'6" x 6'9" (1.69 x 2.07)

White suite consisting panelled bath with mains shower unit above and glazed shower screen to side, vanity sink unit with woodgrain double cupboard beneath and low level WC. Contrasting tiled surrounds including the flooring, inset ceiling spotlight, extractor fan, chrome heated towel rail.



SECOND FLOOR BEDROOM ONE

21'1" x 16'6" (6.43 x 5.04)

Range of fitted bedroom furniture in solid wood consisting two double and two single wardrobe units. Radiator, wired in smoke alarm, TV aerial point and loft access. Further thermostat for the heating on the second floor. Door to:





EN SUITE SHOWER ROOM

7'4" x 5'2" (2.26 x 1.58)

White suite with fully tiled shower cubicle with glazed shower door, vanity sink unit with double cupboard beneath and low level WC. Contrasting tiled surrounds, radiator, inset ceiling spotlights and extractor fan.



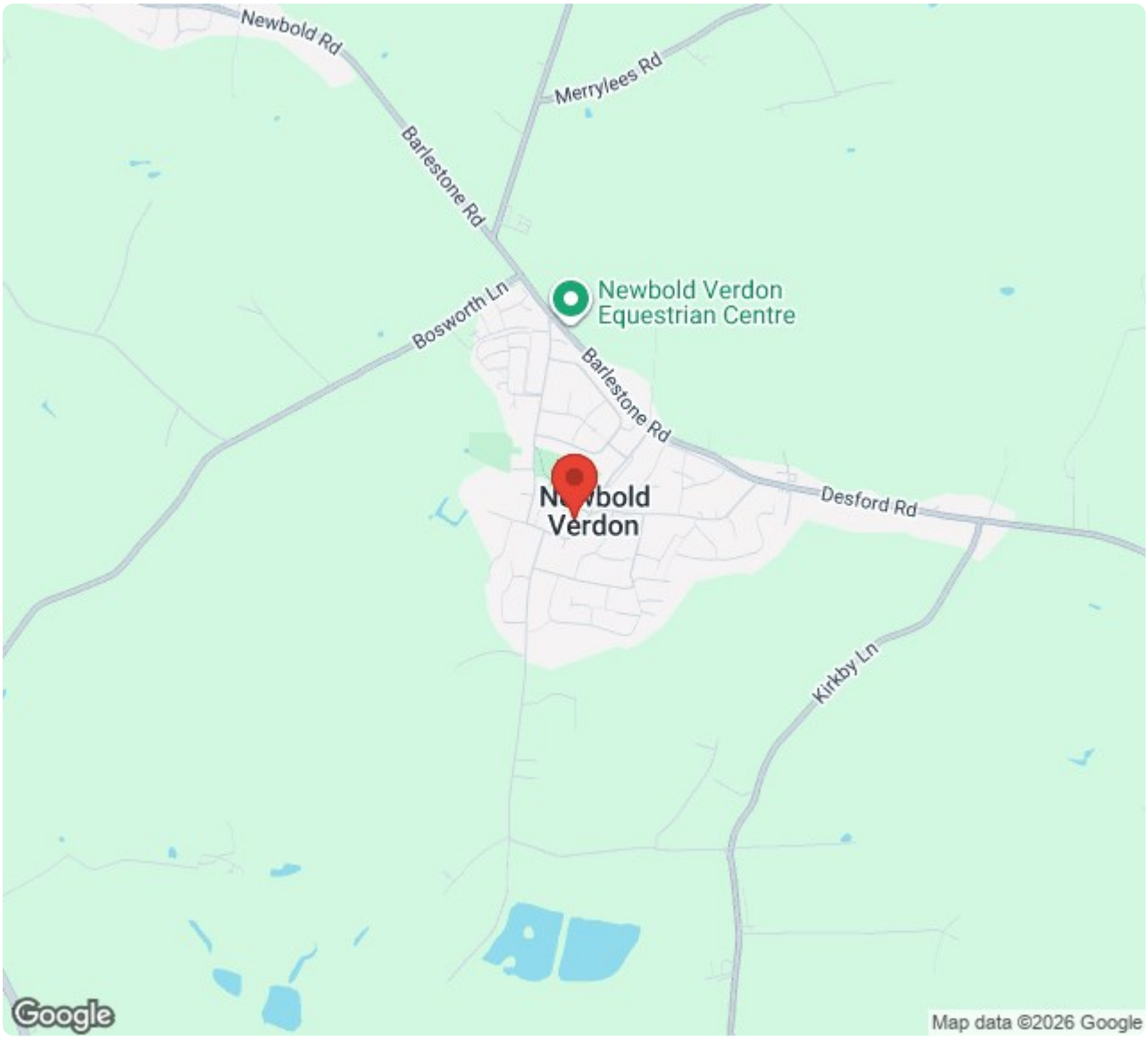
OUTSIDE

The property is nicely situated in a courtyard style block paved setting, set back from the road. The front garden is principally laid to lawn with surrounding beds. A timber gate offers access to the fully fenced and enclosed rear garden which has been hard landscaped. Principally paved for easy maintenance with surrounding raised beds. The garden has a sunny aspect. Outside power points. Adjacent to the property is an open block paved carport with pitched roof and a further car parking space. Well kept communal gardens.

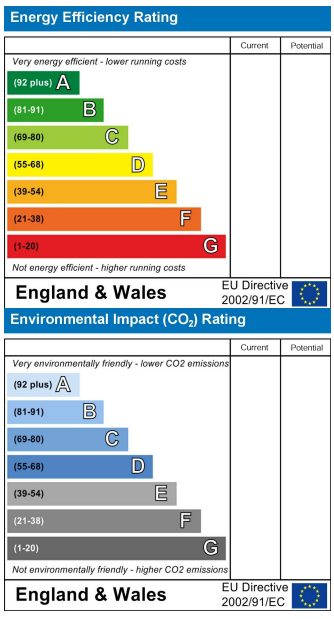












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