



6 Hall Lane, Newbold Verdon

£267,500

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Newbold Verdon

This 2021 built THREE BEDROOM SEMI DETACHED HOME occupying a sought after location with commuter distance to Leicester comes to the market ideal for first time buyers and commuters alike. At a glance, the property enjoys an entrance hall, good sized lounge, open plan kitchen/diner with utility area and ground floor w.c. Stairs rising to the first floor gives way to three good sized bedrooms including the en-suite shower room and family bathroom. Externally, the property enjoys a low maintenance private rear garden and ample off road parking for multiple vehicles to front. Early viewings come highly advised.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Bedrooms
- Open Plan Kitchen/Diner
- Semi Detached Home
- En-suite & Bathroom
- Off Road Parking
- 5 Years NHBC Remaining



GROUND FLOOR

Entrance Hall

Entered through a composite front door having an inset double glazed opaque panel and comprising timber effect vinyl flooring, stairs rising to the first floor and granting access to the lounge.

Lounge

14' 3" x 12' 0" (4.34m x 3.66m)

Enjoying uPVC double glazed window to front and access to under stairs storage.

Kitchen/Diner

12' 1" x 11' 8" (3.68m x 3.56m)

Enjoying an attractive range of wall and base units complemented by work surfaces, one-and-a-half bowl sink and drainer unit with swan neck mixer tap, four ring gas hob with splash screen and extractor hood over, integrated electric oven and grill, integrated dishwasher and fridge freezer. Other benefits include timber effect vinyl flooring, uPVC double glazed French doors flanked by uPVC double glazed windows accessing the rear garden and giving way to a utility area.

Utility Area

Being open from the kitchen/diner and having separate work surface, wall mounted gas fired central heating boiler and integrated washing machine.

Ground Floor W.C

Comprising a low level push button w.c, wall mounted wash hand basin with tiled splashbacks and mono bloc mixer tap, extractor fan and timber effect vinyl flooring.



FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to the family bathroom, three bedrooms and en-suite respectively and comprises a loft hatch with loft ladder.

Bedroom One

9' 5" x 9' 11" (2.87m x 3.02m)

Having uPVC double glazed window to rear and timber wall panelling.

En-suite Shower Room

8' 1" x 3' 9" (2.46m x 1.14m)

This three piece suite comprises a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap and tiled splashbacks, a double walk in shower enclosure with thermostatic bar mixer tap, timber effect vinyl flooring, tiling to splash prone areas, extractor fan and an opaque uPVC double glazed window to rear.

Bedroom Two

10' 2" x 8' 8" (3.10m x 2.64m)

Having uPVC double glazed window to front.

Bedroom Three

7' 5" x 6' 5" (2.26m x 1.96m)

Having uPVC double glazed window to front and granting access to over stairs storage.

Family Bathroom

7' 8" x 5' 6" (2.34m x 1.68m)

Dimensions: 1.68m x 2.34m (5'6" x 7'8"). This three piece white suite comprises a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap and tiled splashbacks, panelled bath with mixer shower tap, heated towel rail, timber effect vinyl flooring, part tiled walls, extractor fan, shaver point and an opaque uPVC double glazed window to side.



OUTSIDE

Private Rear Garden

Being a south westerly sunny aspect garden with porcelain paved patio facilitated by a water point and external power point gives way to a well maintained lawn surrounded by timber close board fencing and complemented by areas of raised timber sleeper flower beds and accessible via a side gate.

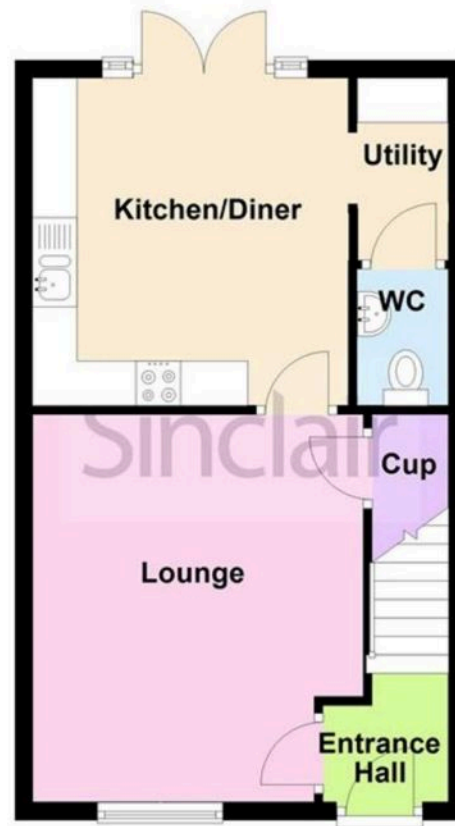
Front

A paved walk way grants access to the front door beneath a canopy porch and complemented by a well maintained lawn which in turn sits adjacent to a tandem tarmacadamed driveway offering off road parking.





Ground Floor



First Floor





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