

HEATH-VIEW  
1805

27 Merrylees Road,  
Newbold Heath,  
Newbold Verdon,  
LE9 9NR.







## GENERAL

This beautifully renovated two/three bedroom property offers the perfect blend of character charm and modern living, finished to an exceptional standard throughout by the current owner. Internally the property has been thoughtfully refurbished, featuring a stylish and contemporary kitchen, elegant living spaces, and versatile accommodation that includes well-proportioned bedrooms and an attic room which can be an additional bedroom or home office area - along with being re-wired, re-plastered and having a brand new central heating system. Externally, the house has a lovely rear garden with original brick-built outbuilding which offers excellent storage.

## LOCATION

Newbold Heath is a small hamlet on the outskirts of Newbold Verdon which is a well serviced village offering an excellent range of local shopping, primary school and doctors surgery. Newbold Heath is also well located for access to the motorway network (M1. M69) and is within easy reach of more comprehensive facilities available within the historic town of Market Bosworth, and close to the motorway network lies Fosse Park.



THE HOUSE

The accommodation is arranged over three floors as follows. Front door opens into sitting room. Please note the current owner uses the rear entrance into the boot room.

SITTING ROOM

11'06 x 11'03  
A stylish and cosy sitting room featuring a cast iron fireplace with and bespoke built-in bookcases to either side. There is luxury vinyl flooring, two windows to the front and traditional central heating radiator.

DINING ROOM

12'05 x 12'01  
A warm and welcoming dining room with feature cast iron fireplace, the rooms opens into the kitchen creating a great entertaining space. There is luxury vinyl flooring, traditional central heating radiator, double patio doors to the boot room and stairs rising to the first floor.

KITCHEN

12'11 x 6'10  
The kitchen has been newly fitted and features modern olive green wall and base units with solid Minerva Quartz worktops over and ceramic sink with mixer tap. There are a range of integrated appliances to include, Bosch single oven, Bosch induction hob with extractor over, Bosch dishwasher, Indesit washing machine and Indesit fridge/freezer. There is a window overlooking the garden and stylish Colum style radiator.

BOOT ROOM

A great space which makes for a perfect entrance to the house, with tiled flooring and lighting. There is double patio doors leading into the dining room.

STAIRS TO THE FIRST FLOOR

Stairs rise from the dining room to the first floor.

FIRST FLOOR LANDING

Leading from the landing are doors to the bedrooms and shower room. Stairs rise to the attic room.

BEDROOM ONE

11'07 x 11'03  
With dual windows to the front, exposed oak floorboards and central heating radiator.

BEDROOM TWO

12'02 x 7'10  
With window to the rear, exposed oak floorboards, storage cupboard over the stairs and central heating radiator.

SHOWER ROOM

Luxurious bathroom comprising a freestanding claw foot roll top bath, large walk in shower with rainfall and handheld shower attachment, traditional washstand and basin and high flush lavatory. There are dark green subway style tiles to the splashback areas, Colum style radiator and window to the rear.

ATTIC ROOM / BEDROOM THREE

17'07 max 10'06 min x 8'11  
Currently being used as a bedroom. There are exposed beams to the ceiling, useful storage cupboard, Velux window, laminate flooring and central heating radiator. It is understood this room does not meet building regulations.

THE GARDEN

The garden is a great additional space to the house, directly to the rear of the property there is a paved area with gate leading to the lawn. There is a brick built storge shed at the bottom on the garden. Please note the neighbours have access across the garden to take their bins.

BRICK BUILT SHED

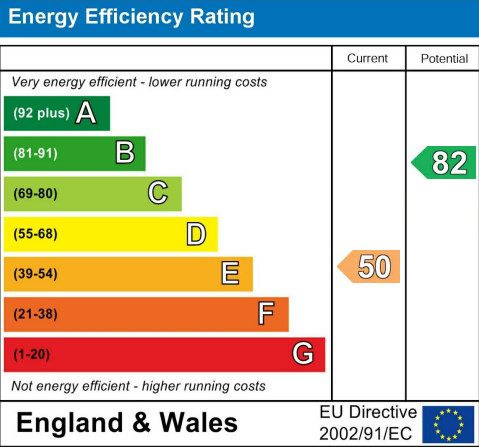
12'10 x 9'01 max x 5'03 min  
Sitting at the bottom of the garden, the shed has power and lighting, secure door and is a great storage space.

OUTSIDE TOILET

With working low flush lavatory.

COUNCIL TAX

Hinckley & Bosworth - Band A















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