



nders

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# Old Farm Lane Newbold Verdon

- Three bedroom semi-detached in quiet cul-de-sac
- Sought-after village location in Newbold Verdon
- Impressive EPC A rating with low running costs
- Spacious dual-aspect living room with LVT flooring
- Modern kitchen/diner with bi-fold doors to garden
- Principal bedroom with fitted wardrobes and en suite
- Landscaped garden with sun terrace and awning
- Driveway parking plus detached garage with power
- EPC Rating A / Council Tax Band B / Freehold

Set within a quiet cul-de-sac in the desirable village of Newbold Verdon, this modern three bedroom semi-detached home offers a smart blend of style, efficiency and thoughtful design, with an impressive EPC rating of A and a calm, well-balanced feel throughout.

The interior centres around a light-filled living space and a contemporary kitchen/diner, where aluminium bi-fold doors open seamlessly onto the garden, creating an effortless connection between inside and out. Clean lines, practical finishes and a well-considered layout make the home both comfortable and functional.

Outside, the professionally landscaped garden provides a private retreat, complete with a discreet sun terrace and extending awning, while driveway parking and a detached garage add everyday convenience. Positioned close to village amenities and open countryside.





### General Description:

A well-presented three bedroom semi-detached home, situated in a peaceful cul-de-sac within the sought-after village of Newbold Verdon. This modern property benefits from an impressive EPC rating of A, making it an excellent choice for buyers seeking a stylish, energy-efficient home with low running costs.

### Accommodation:

On entering the property, a bright and welcoming entrance hallway provides access to the staircase rising to the first floor and the spacious dual-aspect sitting room. This generously proportioned space features practical LVT flooring and a large under-stairs storage cupboard.

To the rear of the property lies a fully fitted kitchen/diner, complete with integrated appliances and a useful utility area with a guest cloakroom off. Aluminium bi-fold doors open fully onto the landscaped rear garden, creating an ideal space for entertaining during the warmer months. A further personnel door provides convenient access to the detached garage.

The first floor offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en suite shower room, while the second double bedroom and third single bedroom provide flexible accommodation for guests, home working or family use. A contemporary family bathroom serves the remaining bedrooms.

### Gardens and land:

Externally, the property enjoys a good-sized driveway and a detached garage with power and lighting connected. The rear garden has been professionally landscaped and features a natural-looking Astroturf lawn, along with a discreet sun terrace complete with an extending awning, offering a private and versatile outdoor space.

### Location:

Newbold Verdon is a highly regarded Leicestershire village offering a friendly community, well-regarded local schooling and an excellent range of everyday amenities, including shops, pubs, takeaways, a medical centre, pharmacy, library and sports facilities. Families benefit from Newbold Verdon Primary School and highly regarded secondary options in nearby Market Bosworth, while the village's parks, playing fields and surrounding countryside provide a wealth of leisure opportunities. Convenient road links to Leicester, Hinckley and major routes make the area ideal for commuters, with regular bus services also connecting to nearby towns. Combining village charm with practical convenience, Newbold Verdon is an attractive and well-served place to call home.

### 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 B.

### 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. Solar panels and battery store are installed.

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.

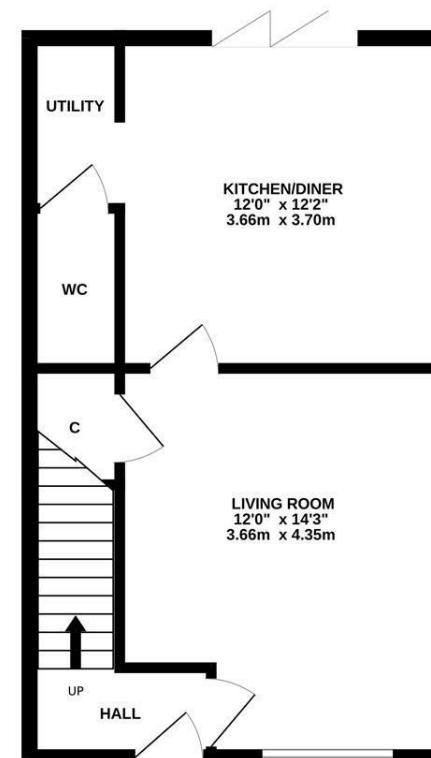
## Money Laundering:

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.

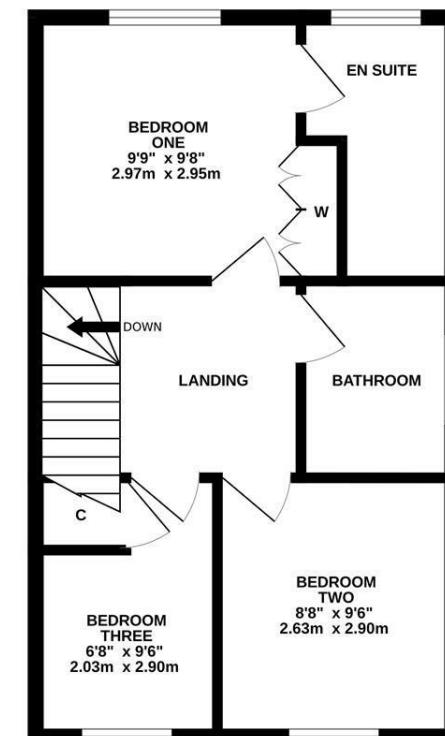
## General Note:

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.

GROUND FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	94	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		





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