



Sparkenhoe

Newbold Verdon

- Three bedroom semi-detached home
- Generous plot with mature rear garden
- Bright dual-aspect sitting room
- Contemporary kitchen with walk-in pantry
- Utility area and workshop
- Garage and range of traditional outbuildings
- Driveway parking for up to three vehicles
- Heart of sought-after Newbold Verdon
- EPC Rating C / Council Tax Band B / Freehold

Alexanders are delighted to bring to the market this three-bedroom semi-detached home, presenting excellent potential for further enhancement and occupying a generous plot with traditional outbuildings and a garage. Located in the heart of the sought-after village of Newbold Verdon, the property is bound to appeal to first-time buyers, investors and families alike.

The ground floor is well laid out, beginning with a welcoming entrance hall with stairs rising to the first floor and access to the principal ground-floor accommodation. The generous dual-aspect sitting room offers a bright and versatile space, ideal for both everyday living and entertaining, while enjoying views over the garden. The contemporary kitchen is fitted with a range of units and integrated appliances, as well as a walk-in pantry. A covered walkway provides access to the garage and a range of useful outbuildings.

To the first floor, there are two double bedrooms and a single bedroom, all serviced by the family bathroom.

To the front of the property is a block-paved driveway providing ample parking for up to three vehicles, alongside a lawned area and a pathway leading to the front door. To the rear is a generous patio area, providing an ideal space for outdoor seating and entertaining. Picket fencing separates this area from the remainder of the garden, which is laid predominantly to pea gravel with a lawned section, creating an attractive and low-maintenance outdoor space. A range of useful outbuildings further enhance the property's appeal, including a practical utility area and a workshop.



**Location:**

Newbold Verdon offers 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 excellent secondary schooling options in nearby Market Bosworth, while the village's parks, playing fields and surrounding countryside provide plenty of leisure opportunities. Convenient road links to Leicester, Hinckley and major transport routes make the area ideal for commuters, with regular bus services also connecting the village to neighbouring towns.

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.

Heating is provided by an oil-fired central heating system.. (confirm which system with contract / vendor)

Drainage is via a private system. (confirm which system with contract / vendor)

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Prospective purchasers should be aware that if the private drainage system requires upgrading or replacement, it is assumed that all associated costs have been factored into any offer made. These costs will remain the responsibility of the purchaser. Interested parties are advised to carry out their own investigations, as no further information will be provided 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.





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Money Laundering:

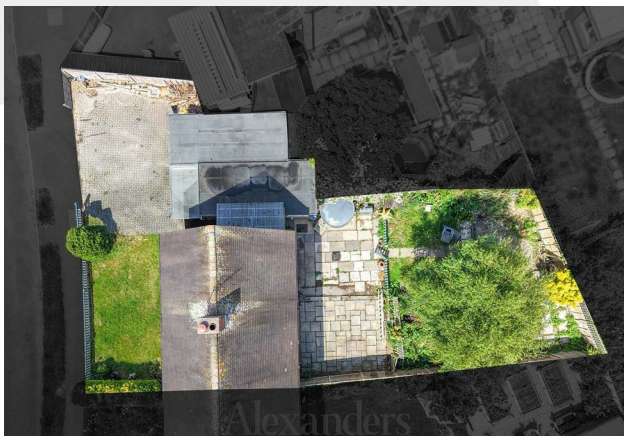
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

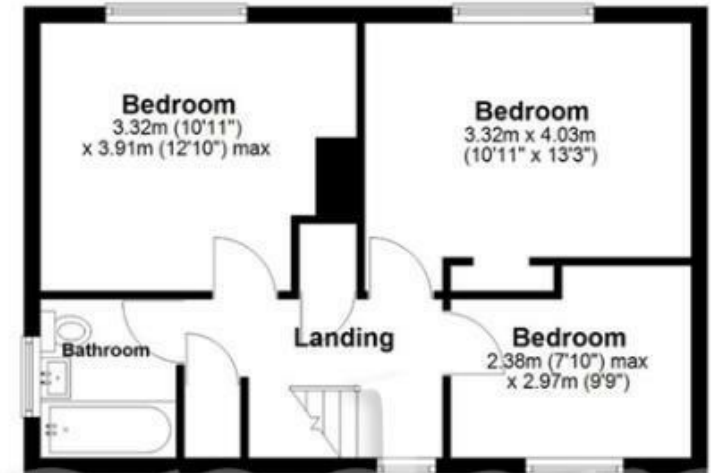
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		



First Floor
Approx. 43.3 sq. metres (466.0 sq. feet)



Ground Floor
Approx. 77.3 sq. metres (831.9 sq. feet)



Total area: approx. 120.6 sq. metres (1297.9 sq. feet)

