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# Desford Road
# Newbold Verdon

- Four bedroom single-storey property
- Thoughtfully extended and upgraded
- Open-plan living kitchen with roof lanterns
- Bi-fold doors opening onto the garden
- Potential self-contained one-bedroom annex
- South-facing rear garden
- Detached double garage and 28 foot workshop
- Garden office cabin with power and lighting
- EPC Rating / Council Tax Band E / Freehold

Alexanders are delighted to bring to the market this deceptively spacious four bedroom, two bathroom single-storey property, occupying an impressive plot of circa 0.5 acre on Desford Road, on the edge of the popular village of Newbold Verdon. Having been thoughtfully extended and upgraded by the current owners, the property offers exceptionally versatile accommodation, including a superb open plan living kitchen, spacious sitting room, four bedrooms and the potential to create a self-contained one bedroom annex.

Further highlights include a detached double garage, a substantial workshop, a home office cabin and beautifully established private gardens. Occupying a semi-rural position within an impressive plot, the property offers generous grounds and versatile accommodation, complemented by substantial outbuildings and excellent outdoor space.


















## Accommodation:

An entrance porch leads into a welcoming central hall, with the accommodation arranged across one level. Three generously proportioned bedrooms are served by the contemporary family bathroom, all being accessed from the entrance hall, with a separate guest cloakroom also provided. The impressive open-plan living kitchen is situated at the rear and forms the heart of the home, with distinct cooking, dining and sitting areas, roof lanterns and bi-fold doors opening directly onto the garden and flooding the space with light. The kitchen is fitted with a range of contemporary units providing a wealth of storage beneath quartz work surfaces, while the spacious separate sitting room features a wood-burning stove set within an attractive exposed brick fireplace.

A further bedroom and modern shower room are located off the living kitchen and form part of the potential annex, being next to a large kitchen/utility room and having its own independent external access.

## Gardens and land:

The property occupies an exceptional plot of approximately half an acre. To the front is a substantial block-paved and gravel driveway providing ample off-road parking for multiple vehicles, with mature hedging allowing for privacy.

The south-facing rear garden is a particular feature, with a vast patio laid with attractive porcelain tiles immediately adjoining the kitchen, providing an excellent space for outdoor dining and entertaining. The remainder is predominantly laid to lawn with mature planting, fruit trees, a pond, a greenhouse, a summer house and a superb garden office cabin with power, lighting and double glazing, making it ideal for use as a home office or gym.

Further outbuildings include a detached double garage with electric roller doors, eaves storage and gardeners WC, together with a substantial 28 foot long workshop. The property may offer potential for future development, subject to the necessary planning consents.

## Location:

Situated on Desford Road, on the edge of the popular village of Newbold Verdon, the property occupies a semi-rural position within an impressive plot of approximately half an acre. The established private gardens, generous grounds and substantial outbuildings further complement its position on the edge of the village.

## 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 E.

## Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.


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## Services:
The property is connected to mains gas, electricity, water, and drainage.

Heating is provided by a mains gas central heating system.

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

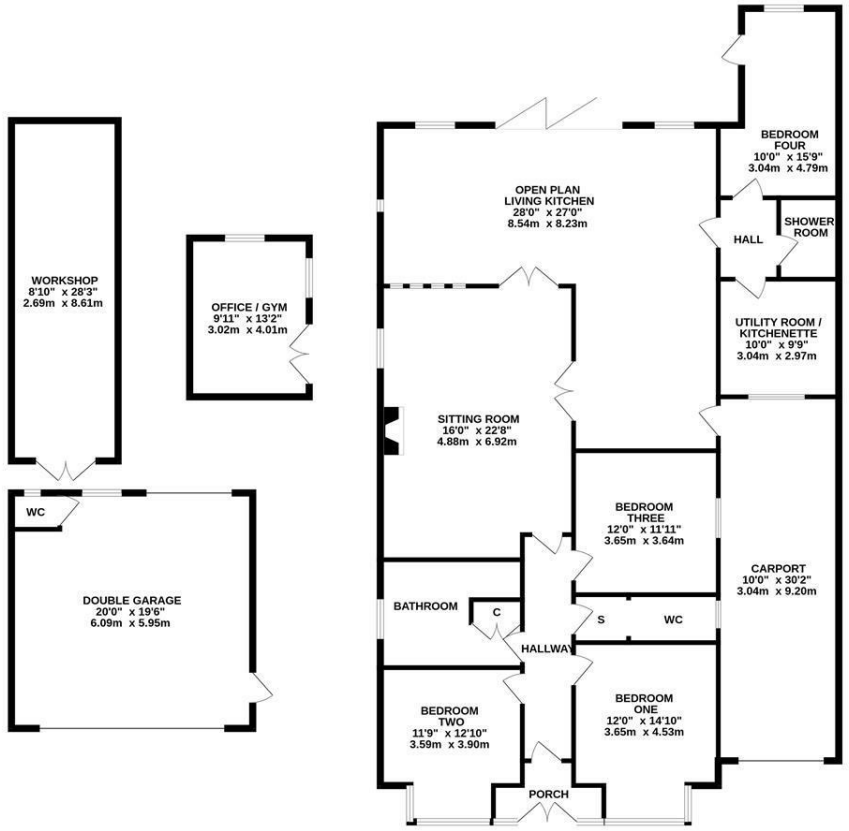
## Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

## 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.

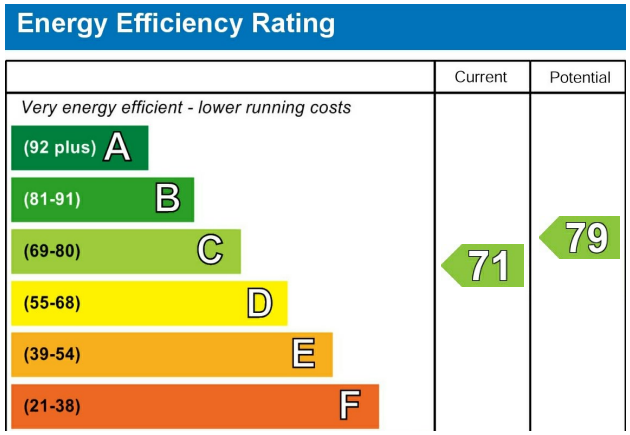
## Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## 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.




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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