

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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97 DRAGON LANE, NEWBOLD VERDON, LE9 9NH

OFFERS OVER £250,000

NO CHAIN! Spacious, traditional bay fronted semi detached family home on a good sized plot. Sought after and convenient location, within walking distance of the village centre including a parade of shops, primary school, doctors surgery, bus service, parks, takeaways, public houses, open countryside and good access to major roads links. Immaculately presented including fashionable interior doors, feature fireplace, re fitted bathroom & shower room, laminate wood strip flooring, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, lounge, kitchen diner and bathroom. Two double bedrooms (which could be turned into three) and shower room. Good sized front and enclosed sunny rear garden with large shed. Viewing highly recommended. Light fittings, blinds and curtains included.



TENURE

Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION

Composite and glazed front door leading to the

ENTRANCE HALLWAY

With white vertical radiator, stairway to first floor. Laminate interior door leads to

LOUNGE TO FRONT

17'3" x 11'10" (5.28 x 3.63)

With laminate wood strip flooring, three double panelled radiators. Inset ceiling spotlights. White wooden interior door leads to an under stairs storage cupboard. Walkway through to



KITCHEN/DINER TO REAR

20'2" x 10'10" max (6.16 x 3.32 max)

Kitchen Area: With a range of floor standing units with roll edge working surfaces above, inset one and a half bowl stainless steel drainer sink and tiled splashbacks. Further range of wall mounted matching cupboard units. Indesit black gas cooker with hob and black extractor above, space for a washing machine and fridge freezer. Tiled flooring, white vertical radiator and UPVC SUDG door to the side of the property. An alcove houses the wall mounted gas combination boiler for central heating and domestic hot water and double panelled radiator.

Dining Area: With a fireplace incorporating a feature log effect electric fire with wooden mantle above, laminate wood strip flooring. Wooden interior door leads to



BATHROOM TO SIDE

7'0" x 5'2" (2.15 x 1.59)

With a white panelled bath with mixer shower attachment above, white vanity sink unit with cupboards beneath and low level WC. Fully wall panelled surrounds. Marble effect flooring. Inset ceiling spotlights. Double panelled radiator.



FIRST FLOOR LANDING

With loft access, the loft has lighting. Laminate wood strip flooring. Laminate interior door to

BEDROOM ONE TO REAR

7'3" x 15'4" (2.22 x 4.68)

With laminate wood strip flooring, double panelled radiator.



BEDROOM TWO TO FRONT

15'3" x 7'3" (4.65 x 2.22)

With laminate wood strip flooring, double panelled radiator.



REFITTED SHOWER ROOM TO SIDE

8'10" x 6'2" (2.71 x 1.89)

A large shower cubicle mixer shower and rainfall shower attachment, mirror effect shower screen to side. Vanity sink unit with two drawers beneath and low level WC. Fully tiled surrounds, tiled flooring, double panelled radiator and inset ceiling spotlights.

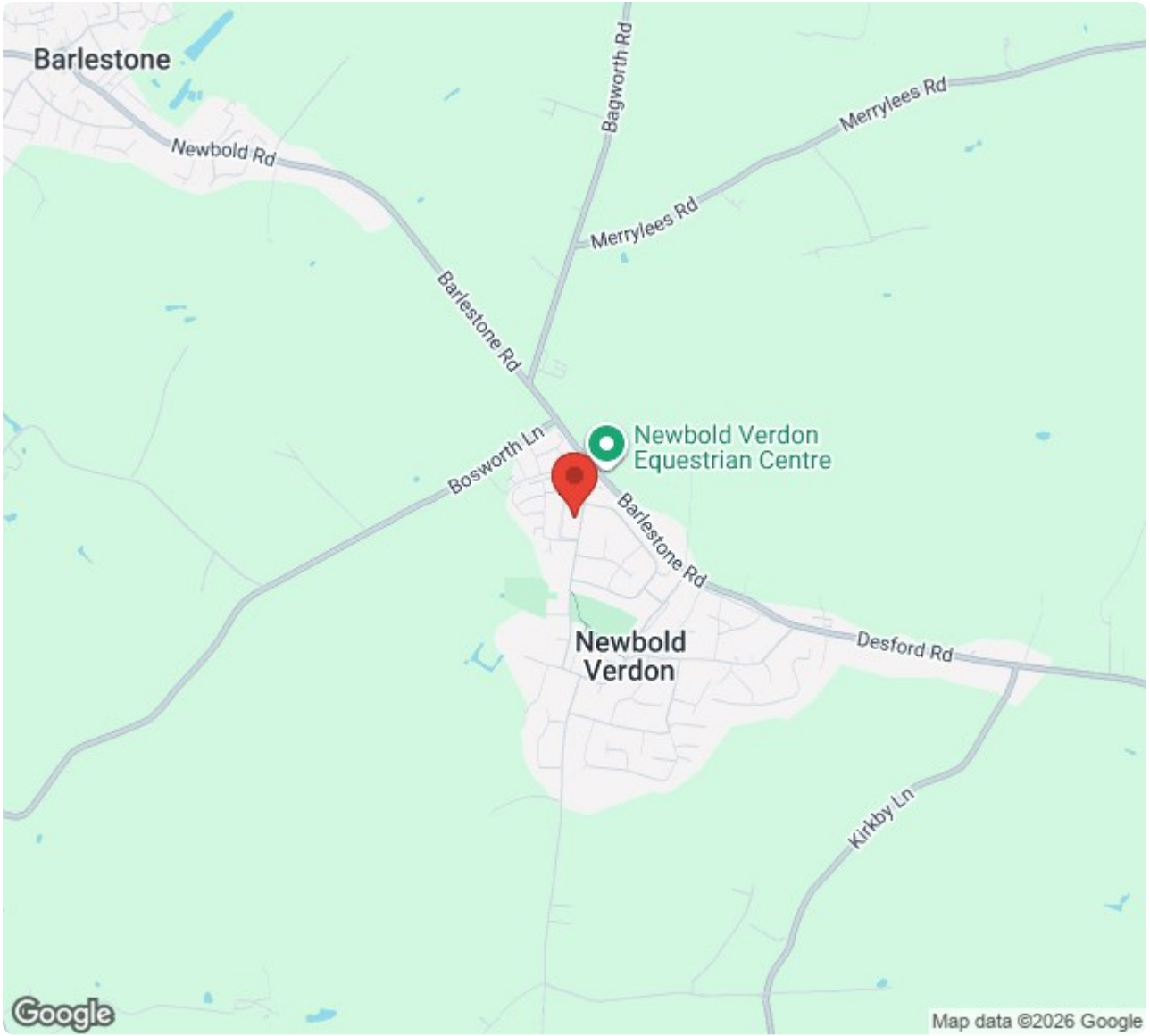


OUTSIDE

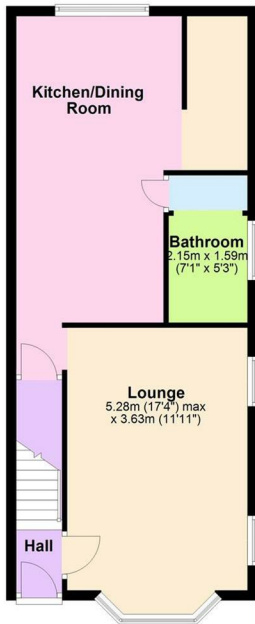
The property is nicely situated set well back from the road with a front garden that is principally laid to lawn, enclosed by fencing and hedges. A block paved patio leads to the front door and down the side of the property where a wooden gate offers access to the enclosed good sized rear garden enclosed by fencing and hedging. There is a block paved patio adjacent to the rear of the property which leads to a pathway running through the centre of the garden to the bottom. The remainder of the garden is principally laid to lawn with surrounding hedges, mature trees and shrubs. To the bottom of the garden is a further slabbed patio seating area and a large timber shed/workshop which measures (4.28m x 2.32m). Double wrought iron and wooden gates lead to a rear entrance to the property which can be accessed with a vehicle from Dragon Lane. Outside lighting and two outside water points.



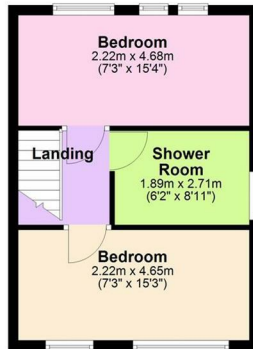




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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