



Arnolds Crescent, Newbold Verdon, LE9



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£275,000

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Key Features

- Three well proportioned bedrooms
- Semi detached family home
- Modern fitted kitchen
- Driveway & detached single garage
- Within walking distance of local amenities
- Sought after village
- EPC rating TBC
- Freehold





Occupying a sought-after position within walking distance of local amenities, this much-improved and modernised three-bedroom semi-detached home is sure to impress. Ideal for growing families, the property benefits from a driveway, carport, garage, and a lawned rear garden. With gas central heating and double glazing throughout, the accommodation comprises an entrance hall, a spacious lounge diner, and a contemporary fitted kitchen. To the first floor are three well-proportioned bedrooms and a modern family bathroom. This property would make a fantastic family home, and early viewing is highly recommended to avoid disappointment.

Welcome to your new home

Upon entering the home, you are welcomed by an inviting entrance hall with a staircase rising to the first floor. The hall provides access to a light and airy, full-length reception room, offering ample space for both formal dining and comfortable living, complete with a feature multi-fuel burner and wood-effect flooring.

A particular highlight of the property is the modern kitchen, fitted with a range of wall and base units, complemented by roll-edge work surfaces and brick-effect tiled splashbacks. It features a built-in oven, a five-ring Zanussi hob with extractor hood, and space for additional appliances. The kitchen also benefits from a useful storage cupboard and a side access door leading to the carport.

Moving upstairs

Ascend to the first floor, where the landing provides access to three well-proportioned bedrooms and a family bathroom. The bathroom is fitted with a modern suite comprising a bath with shower over, wash basin, and WC, complemented by stylish tiling.

There is also access to the loft space via a ladder, which is boarded and benefits from lighting and insulation.

Outside

The plot features a driveway to the front, providing off-road parking and leading to a carport, which in turn gives access to a single garage with light and power. The garage also offers potential for conversion into a home office, subject to the necessary consents.

Additionally, there is a lawned garden alongside the garage, enclosed by fencing, and a patio area adjacent to the property, ideal for outdoor seating and entertaining.

Location

Arnolds Crescent is set within the popular village of Newbold Verdon, offering a friendly community atmosphere and convenient access to local amenities. The village provides a range of facilities including shops, a primary school, medical centre, pubs, and regular bus services to Hinckley, Market Bosworth and Leicester.

Surrounded by open countryside, the area is ideal for those seeking a balance between village life and commuter convenience. Excellent road links via the B582 connect to the M1, M69 and M6, while Hinckley train station offers direct routes to major destinations.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Agents Note

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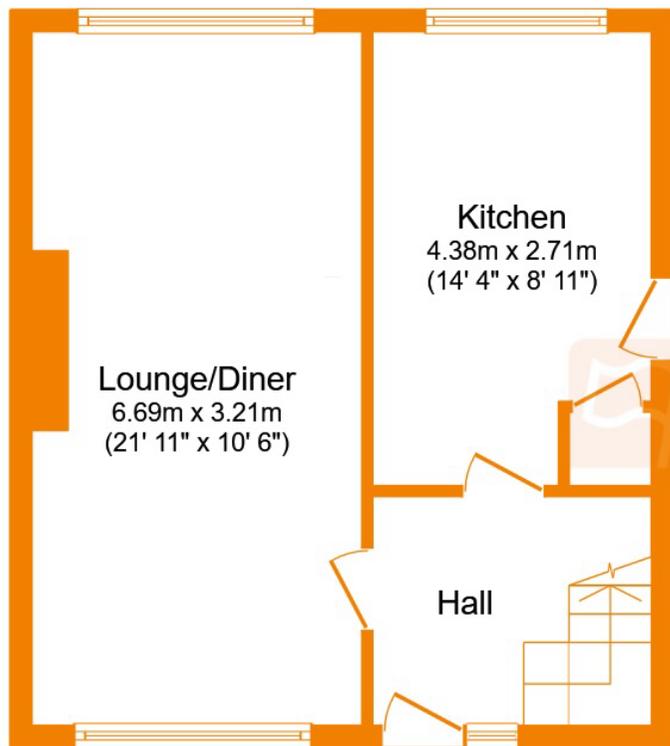
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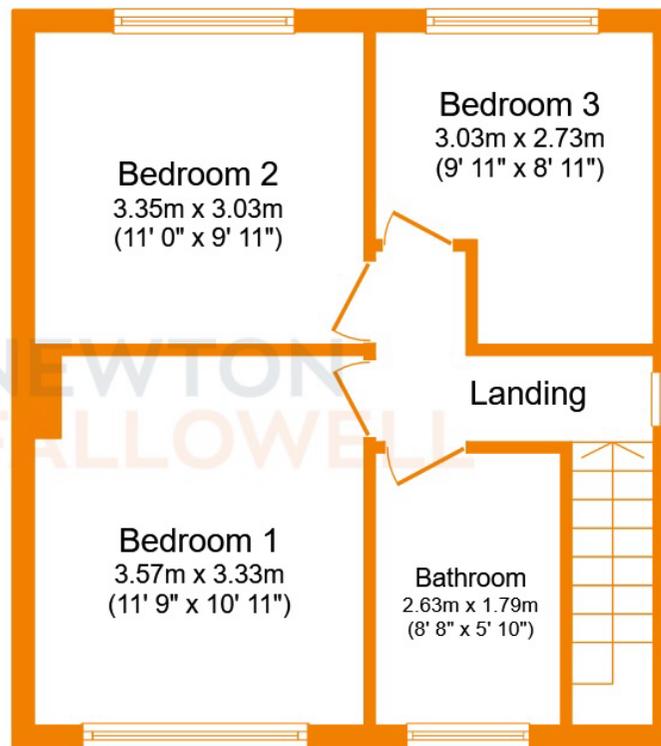
If you have a house to sell then we would love to provide you with a free no obligation valuation.



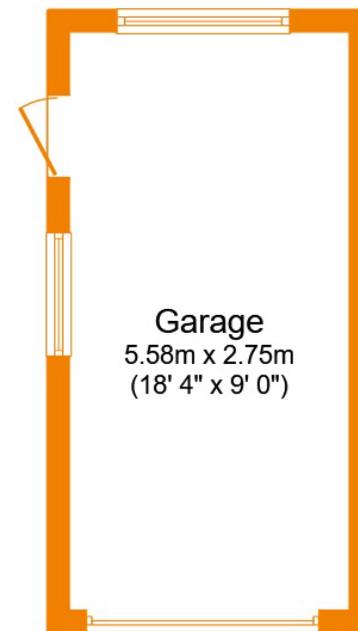




Ground Floor



First Floor



Garage

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