



Alexanders
MarketMakers.

Dragon Lane Newbold Verdon

- Well-presented two bedroom family home
- Living room featuring a stunning bay window
- Sociable kitchen/breakfast room
- Downstairs WC and store
- Two well proportioned bedrooms with built in storage
- Long lawned garden with shed and garage
- Gravel driveway offering ample off-road parking
- EPC Rating C / Council Tax Band B / Freehold

Nestled in the charming village of Newbold Verdon, this delightful house on Dragon Lane offers a perfect blend of comfort and modern living. As you step inside, you are greeted by a spacious living room featuring a beautiful bay window that invites an abundance of natural light, creating a warm and welcoming atmosphere.

The long garden is a standout feature, providing a serene escape from the hustle and bustle of daily life. It offers plenty of space for children to play, for hosting summer barbecues, or for cultivating your own vegetable patch. The possibilities are endless in this outdoor haven.

This home is ideal for those seeking a tranquil lifestyle while still being within easy reach of local amenities. Newbold Verdon boasts a friendly community and offers a range of shops, schools, and recreational facilities, making it a wonderful place for families and individuals alike.

With its charming features and idyllic setting, this property is a rare find. If you're ready to settle down this house on Dragon Lane is sure to impress. Don't miss the opportunity to make this lovely home your own and enjoy the beauty of countryside living.





General Description:

Situated along one of Newbold Verdon's most popular residential roads, this property on Dragon Lane offers a superb opportunity to purchase a well-presented home in the heart of this sought-after village.

The property enjoys a generous plot with spacious frontage and a large rear garden, complemented by spacious and versatile living accommodation ideal for families, couples or downsizers alike.

Accommodation:

Inside, the home features bright, welcoming rooms with a practical layout that suits modern living, including a comfortable and cosy living room with stunning bay window, a well-appointed kitchen, and a rear porch which provides access to the guest cloakroom and store.

To the first floor are two generous bedrooms featuring built in storage and a well appointed family bathroom.

Gardens and land:

The rear garden includes the detached garage and provides an excellent outdoor space, perfect for relaxing, entertaining or family play, while off-road parking for several vehicles adds everyday convenience.

Location:

Newbold Verdon is a highly regarded Leicestershire village offering a friendly community, well-regarded local schooling and a great mix 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 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 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.

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

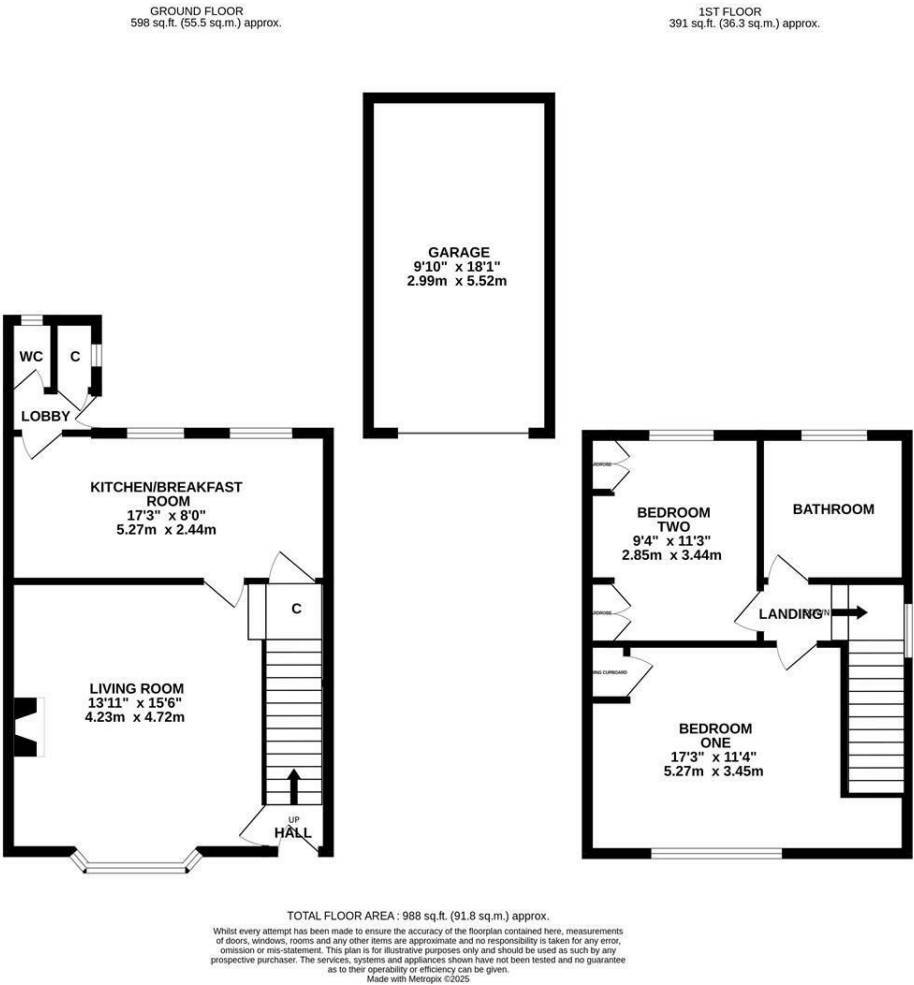
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

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

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.

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		
(55-68) D		
(39-54) E		
(21-38) F		
	71	77





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So can you.

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