





# Hornbeam Road Newbold Verdon

- Modern detached family home
- Three bedrooms and a family bathroom
- Lovingly presented and maintained throughout
- Ample off-road parking
- Beautifully stocked and maintained front and rear gardens
- Stylish kitchen with integrated appliances
- Located in the delightful village of Newbold Verdon
- EPC Rating E / Council Tax Band C / Freehold

A tastefully presented three bedroom detached family home with lovely gardens, situated in the village of Newbold Verdon. The accommodation is beautifully presented throughout and outside the gardens are nothing short of impressive.





## General Description

Alexanders of Market Bosworth offer to the market this tastefully presented three bedroom detached family home with lovely gardens and plentiful off-road parking situated in the heart of the village of Newbold Verdon.

Outside the gardens are nothing short of impressive, beautifully stocked and maintained by the current owners, the front gardens are laid mostly to lawn with centre flower bed. The rear gardens offer a great degree of privacy, also laid to lawn with established borders and a large garden shed.

## Accommodation

The accommodation is beautifully presented and set over two floors to comprise in brief: Entrance hall, cloaks cupboard, sitting room through to dining room with doors out into the garden. Beyond is a stylish kitchen with a range of eye and base units with integrated appliances.

Upstairs you will find three good sized bedrooms and a family bathroom.

## Location

Newbold Verdon has an array of amenities including a grocery store, doctors surgery, a selection of eateries, as well as a primary school.

The village is well-placed for access to Market Bosworth and Leicester, and Bosworth Academy, the Ofsted 'outstanding' secondary school is in the neighbouring village of Desford.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

## Tenure

Freehold.

## Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band C.

## Services

We are advised that mains gas, electricity, water, and drainage are connected.

## 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.

## 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.



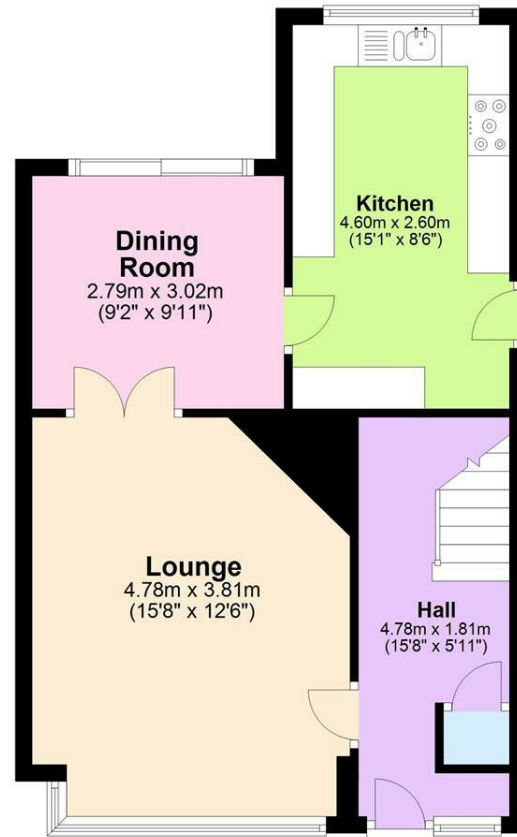






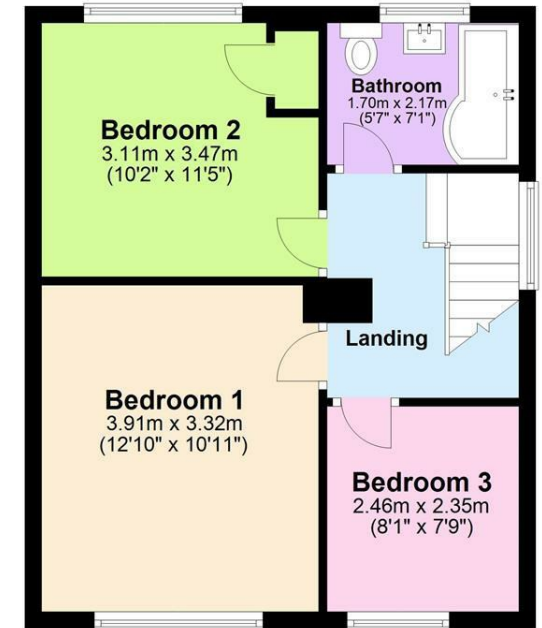
## Ground Floor

Approx. 48.3 sq. metres (520.1 sq. feet)



## First Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



Total area: approx. 89.2 sq. metres (960.6 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		

*Every love story is beautiful,  
but ours is my favourite.*



The market is moving.

So can you.

**Alexanders**  
MarketMakers.