



**Alexanders**  
MarketMakers.

# Arnolds Crescent Newbold Verdon

- Spacious four bedroom detached family house
- Internal area of approximately 1,900 square feet
- Stunning open plan kitchen/dining/family room
- Main bedroom boasting a convenient en suite
- Off-road parking and an integrated single garage
- South facing rear garden
- Rear gardens enjoy a private aspect with open views
- EPC Rating C / Council Tax Band C / Freehold

Nestled in the charming village of Newbold Verdon, this property presents an exceptional opportunity to acquire a beautifully refurbished detached house. Spanning an impressive 1,900 square feet, this property boasts a spacious layout that is perfect for family living.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The heart of the home is complemented by a modern kitchen, which seamlessly connects to the dining area, creating a warm and welcoming atmosphere. The property features four well-proportioned bedrooms, including a bedroom with an ensuite bathroom, ensuring comfort and privacy for all family members.

There are two stylishly appointed bathrooms, providing ample facilities for a busy household. A separate utility room and WC add to the practicality of this home, making daily chores more manageable.

One of the standout features of this property is the stunning open countryside views that can be enjoyed from various vantage points throughout the home. The outdoor space is equally impressive, with parking available for up to three vehicles, ensuring convenience for residents and visitors alike.

This delightful residence combines modern living with the tranquillity of rural life, making it an ideal choice for those seeking a peaceful yet connected lifestyle. With its thoughtful design and prime location, Arnolds Crescent is a property that truly deserves your attention.





## General Description

Alexanders offer to the market this spacious four bedroom detached family house, located in the popular village of Newbold Verdon.

## Accommodation

This beautifully modernised property boasts a generous gross internal area of approximately 1,900 square feet, offering a wealth of versatile and thoughtfully designed living space.

The ground floor welcomes you with a stylish entrance hall that leads to a charming living room, complete with a cosy log-burning stove and an adjoining study area, perfect for work or quiet relaxation. Elegant double doors open into a stunning open-plan kitchen, dining, and family room, bathed in natural light. A separate utility room and a well-appointed WC complete the ground floor.

Upstairs, you'll find four generously sized double bedrooms, including a beautifully appointed main bedroom featuring its own en suite bathroom. The remaining bedrooms are served by a contemporary family bathroom.



## Gardens and Land:

Outside, the rear gardens enjoy a private aspect with open south facing views beyond and have been thoughtfully designed to include several seating areas. There is a balance of lawn and well-stocked beds. To the front of the property, there are low-maintenance gardens laid to decorative stone and a block paved driveway which provides plenty of off-road parking and access to the integrated single garage.

## Location

The village of Newbold Verdon has 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 as well as the Bosworth Academy, the Ofsted 'outstanding' secondary school is in the neighbouring village of Desford and The Market Bosworth School both within catchment.

## 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

Freehold.

## Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band C.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth.





## 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:

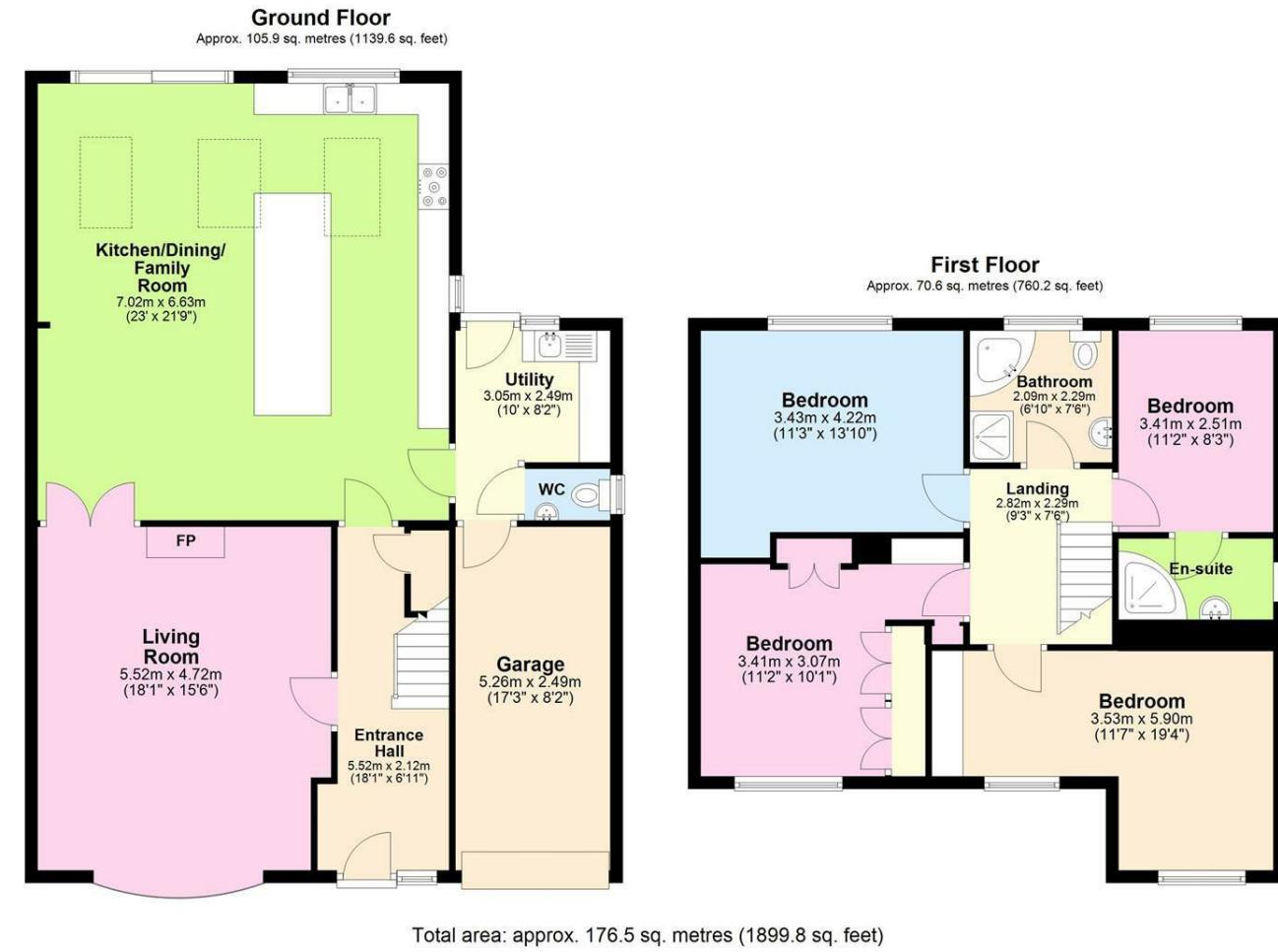
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their 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	79	83
(39-54) E		
(21-38) F		





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