

103 Desford Road,
Newbold Verdon,
Leics, LE9 9LG

£450,000

GENERAL







Front
The property is set back from the road behind an attractive lawned frontage and generous sweeping driveway, providing ample off-road parking and access to the carport. Established hedging and planted borders create an appealing first impression.

Entrance Hallway
A welcoming entrance hallway providing access to the principal ground-floor accommodation, with staircase rising to the first floor.

Sitting/Dining Room
A spacious and versatile reception room with a feature fireplace, attractive bay window and plenty of room for both comfortable seating and dining furniture. An ideal space for everyday living and entertaining.

Reception Room
A generous second reception room featuring a distinctive brick fireplace and a large front-facing window. Offering excellent flexibility as a separate lounge, family room or additional sitting room.

Kitchen
Fitted with a range of traditional wooden wall and base units, ample work surfaces and space for appliances. The adjoining breakfast area enjoys lovely views across the rear garden and surrounding countryside.

Utility Room
A practical addition to the kitchen, providing useful additional space for household appliances and everyday storage.

Conservatory
A delightful, light-filled conservatory with extensive glazing and doors opening onto the rear patio. Enjoying attractive views over the garden and neighbouring fields, this is a lovely space to relax throughout the year.

Shower Room
Fitted with a corner shower enclosure, WC and bidet, complemented by tiled splashbacks and a window providing natural light.

Landing
Providing access to all three bedrooms and the first-floor shower room.

Bedroom One
A comfortable double bedroom with fitted wardrobes and additional bedroom furniture space, offering excellent built-in storage.

Bedroom Two
A well-proportioned bedroom with space for bedroom furniture and a pleasant outlook.

Bedroom Three
A further bedroom, equally suited for use as a guest bedroom, nursery or home office.

Shower Room
A convenient additional shower room serving the first-floor bedrooms.

Annexe
A particularly useful and versatile detached outbuilding providing a generous main room together with its own shower room. Ideal for a home office, hobby room or guest accommodation, subject to the relevant permissions. An adjoining store provides further practical space.

Garden
An attractive and established rear garden, predominantly laid to lawn with mature planting, shrubs and a paved patio area. Enjoying uninterrupted views towards the neighbouring countryside, the garden provides a wonderful setting for outdoor dining, relaxation and entertaining.

Car Port

Offer Procedure
Offer Procedure - If you are obtaining a mortgage on this property, one of our qualified mortgage consultants can contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Fox Country Properties Ltd are required to carry out checks to verify each parties identity and funding.

Mortgages
Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

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As a proudly independent estate agency, we combine extensive local knowledge with a genuinely personal approach to moving home.

Our experienced team is committed to providing honest advice, proactive communication and attentive service from your first enquiry through to completion.

For sellers, we bring together carefully considered marketing and skilled negotiation to achieve the best possible result.

For buyers, we take the time to understand what matters most and help you find the right home. Thinking of selling? Contact our team to arrange a no-obligation market appraisal.

Notes For Purchasers
Notes For Purchasers - While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

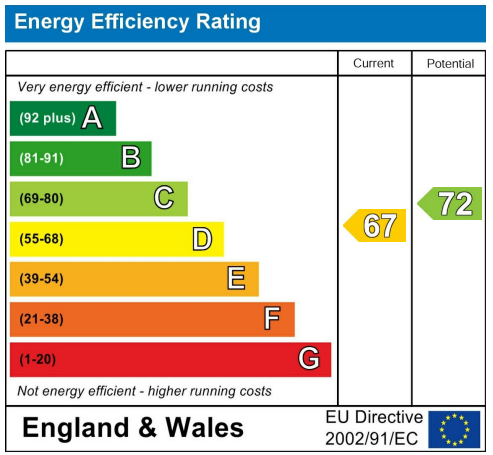
(5) Fox Country Properties Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours
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SUNDAY - Closed





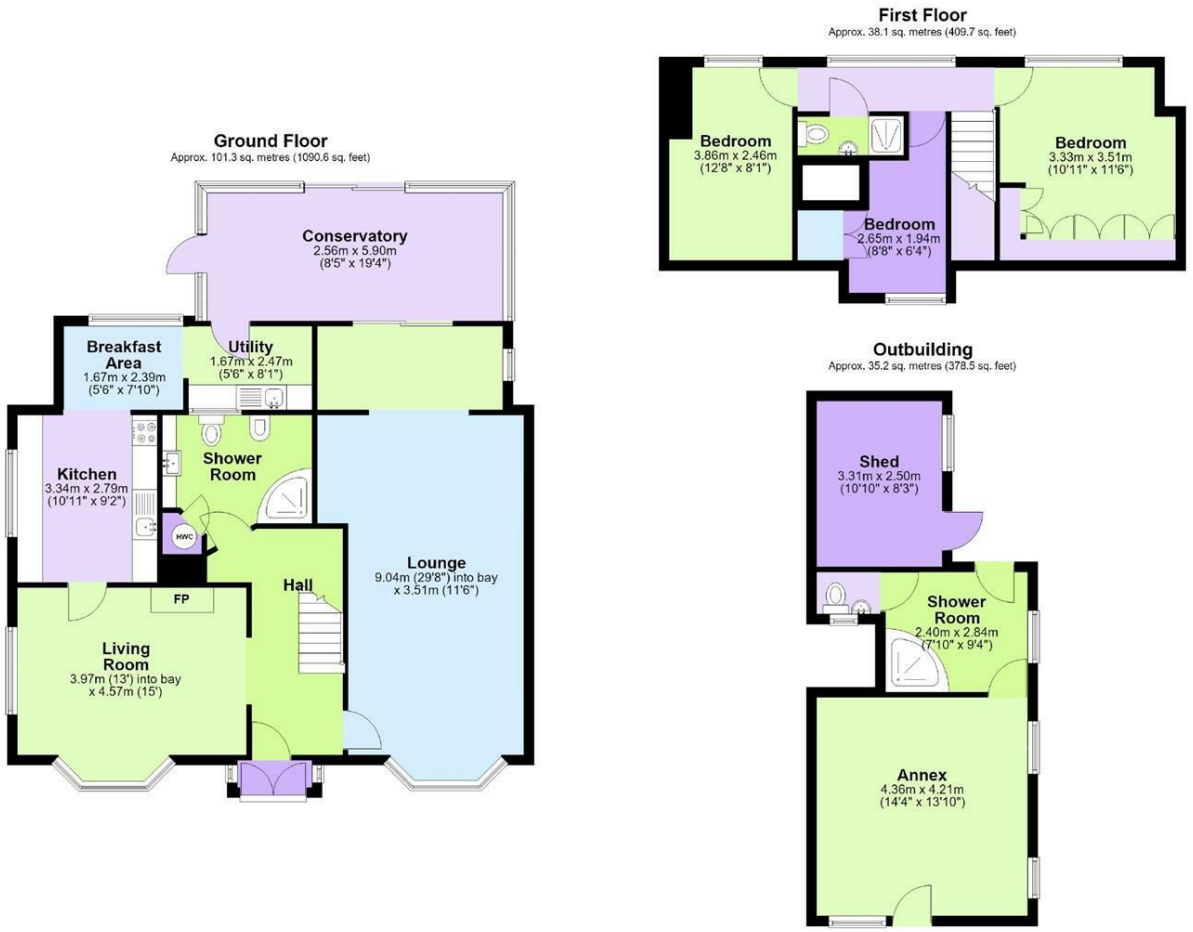












Total area: approx. 174.5 sq. metres (1878.7 sq. feet)

The Property Ombudsman

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FOX

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