



# Bramble Drive Newbold Verdon

- Spacious five bedroom family home
- Sought after Newbold Verdon village
- Modern kitchen/dining room
- Integrated appliances and separate utility
- Living room with bay window and fireplace
- Main bedroom with dressing area and en suite
- Landscaped garden with seating terraces
- Double garage and ample off-road parking
- EPC Rating B / Council Tax Band D / Freehold

Set on Bramble Drive in the sought-after village of Newbold Verdon, this impressive five bedroom home offers a fantastic amount of space, both inside and out, and is ideal for modern family living.

Inside, the house feels bright, open, and well laid out, with generous living areas that work effortlessly for everyday life. The five bedrooms are all well proportioned, supported by two bathrooms, giving the home a practical balance of comfort and flexibility.

Outside space is a real strength of the property. There is ample off-road parking along with a double garage, providing plenty of room for vehicles, storage, or workshop use. To the rear, the garden is beautifully arranged, with a sense of openness and several seating terraces that create inviting spaces for relaxing, entertaining, or simply enjoying the outdoors.

The property sits within a friendly, established community, close to local shops, schools, and green spaces. Newbold Verdon is well regarded for its village feel while remaining convenient for surrounding towns and transport links.





### General Description:

Situated in a cul de sac in the heart of the village, within easy reach of a wide range of facilities, this property on Bramble Drive offers a superb opportunity to purchase a stylish, spacious, and environmentally conscious home, with accommodation extending to circa 2,191 square feet over two floors. The property benefits from an integral double garage and sits on a generous plot with a spacious frontage and a large, established rear garden. Inside, the living accommodation is versatile and well proportioned, appealing to a broad sector of the market. Boasting impressive energy efficient features, including solar panels with battery storage, the home significantly reduces running costs and achieves an excellent EPC rating of B.

### Accommodation:

Inside, the home offers bright and welcoming interiors arranged around a practical layout, perfectly suited to modern living. A welcoming entrance hall incorporates a guest cloakroom and leads to the spacious yet cosy living room, which features a marble-framed gas fireplace and flows seamlessly into a contemporary, well-designed living kitchen. In the kitchen, ample storage is provided by pan drawers beneath granite work surfaces, while integrated appliances include an induction hob, microwave, oven/grill, and dishwasher. A cleverly designed window seat creates flexible seating options, and sliding doors from the seating area provide direct access to the garden. A generous utility room also provides rear access as well as internal access to the garage.

The first floor hosts a luxurious principal bedroom suite, complete with a dressing room featuring fitted cabinetry and a five-piece en suite. There are four further bedrooms, three of which benefit from built in storage, all serviced by a well-appointed family bathroom.

### Gardens and land:

The property occupies a delightful double plot, bordered by established hedgerows that provide a high degree of privacy. Well stocked borders introduce colour throughout the seasons, while tranquil seating areas are perfectly positioned to make the most of the sun. To the front, there is ample parking for multiple vehicles, along with access to the double garage.

### Agents Note

The property benefits from solar panels and associated battery, giving the opportunity to feed excess power back into the grid or be stored for use at a later date. There is also an electric car charging point and infrared radiators to the sitting room and living kitchen.

### 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 D.





**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.

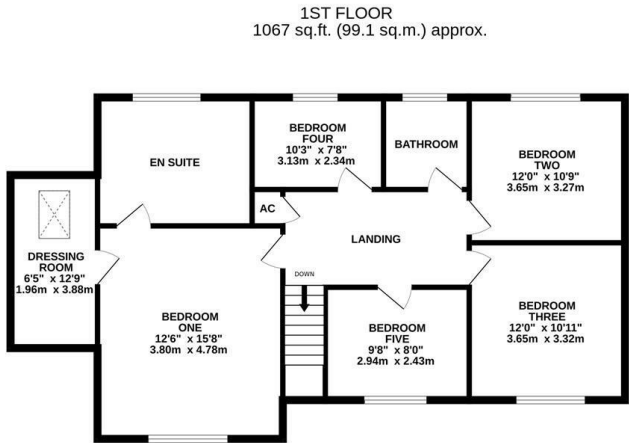
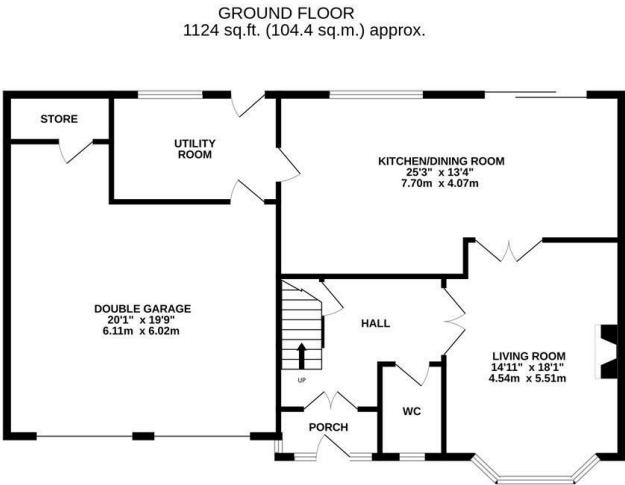
**Public Rights of Way, Wayleaves & Easements:**  
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**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.



TOTAL FLOOR AREA : 2191 sq.ft. (203.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   | 83      | 86        |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |

