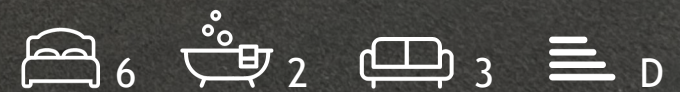




22 Main Street  
Newbold Verdon, LE9 9NN

£795,000



## 22 Main Street

### Newbold Verdon, Leicester, LE9

Quite incredible spacious accommodation is on offer within the walls of this 19th century converted former public house situated in popular West Leics village with a range of local shops, eateries and a local school. The property has been carefully converted to a 6 bedroom stunning property which would provide a large family home or a business possibility subject to the usual consents. The conversion has carefully maintained the charm and character of its former dwelling yet has full gas central heating powered by two boilers, double glazed timber windows and well equipped kitchen and bathrooms throughout. There are many impressive features such as the open reception hall with log burner, splendid living kitchen with twin ovens & quartz worktops and central island and the stable block which could be converted into several uses. Add to that the large private enclosed gardens and hard standing driveway for multiple cars and you have a tremendous family house. Freehold. Council tax band F

#### **Porch**

#### **Entrance Hall**

25'6" x 16'0" (7.79 x 4.88)

Double glazed French doors to rear, log burner.

#### **Cloaks/wc**

Wash hand basin, wc, beams to ceiling.

#### **Lounge**

20'9" x 15'9" (6.35 x 4.82)

Five double glazed windows to front, side & rear, two radiators, chimney breast

#### **Dining Room**

19'9" x 11'4" (6.04 x 3.47)

Double glazed window to front, radiator, Amtico flooring.

#### **Living Kitchen**

23'4" x 16'9" (7.13 x 5.12)

French doors to rear, two double glazed windows to side, Amtico flooring, recessed spotlights, fitted with a range of base, drawer & eye level units, Quartz work surfaces, twin enamel sink unit with waste disposal, electric twin fan assisted ovens, induction hob with extractor hood. Integrated dishwasher, two fridges, two freezers, microwave.

#### **Utility Room**

10'0" x 8'10" (3.06 x 2.70)

Double glazed window to rear, beams to ceiling, vinyl flooring, fitted with a range of base, drawer and eye level units, work surfaces, tiled splashback, composite sink unit with mixer tap. Provision for washing machine. & dryer.

#### **First Floor Landing**

Three double glazed windows, fitted carpet, two radiators, second boiler.

#### **Bedroom One**

17'11" x 18'8" (5.47 x 5.70)

Double glazed window to side, fitted carpet, radiator, Juliet balcony

#### **En-suite Bathroom**

V-lux window, bath, walk-in shower enclosure, twin wash hand basin, wc.

#### **Bedroom Two**

16'2" x 11'11" (4.93 x 3.65)

Double glazed window to front, fitted carpet, radiator.

#### **Bedroom Three**

12'7" x 11'8" (3.85 x 3.58)

Double glazed window to front, fitted carpet, radiator.

#### **Bedroom Four**

11'8" x 11'4" (3.57 x 3.47)

Double glazed window to front, fitted carpet, radiator, feature fireplace.

#### **Bedroom Five**

11'10" x 11'8" (3.61 x 3.57)

Double glazed window to front, fitted carpet, radiator.

#### **Bedroom Six**

12'4" x 11'9" (3.78 x 3.60)

Double glazed window to front, fitted carpet, radiator.

#### **Bathroom**

15'7" x 7'10" (4.75 x 2.40)

Two double glazed opaque windows, chrome heated towel rail, double end panelled bath, walk-in shower enclosure, vanity wash hand basin, wc, access to loft.

#### **Garage**

15'7" x 9'10" (4.75 x 3.00)

#### **Stables**

18'0" x 15'1" (5.50 x 4.60)

#### **Outside**

#### **Local Authority & Council Tax Info (HBBC)**

This property falls within Hinckley & Bosworth Borough Council ([www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk))

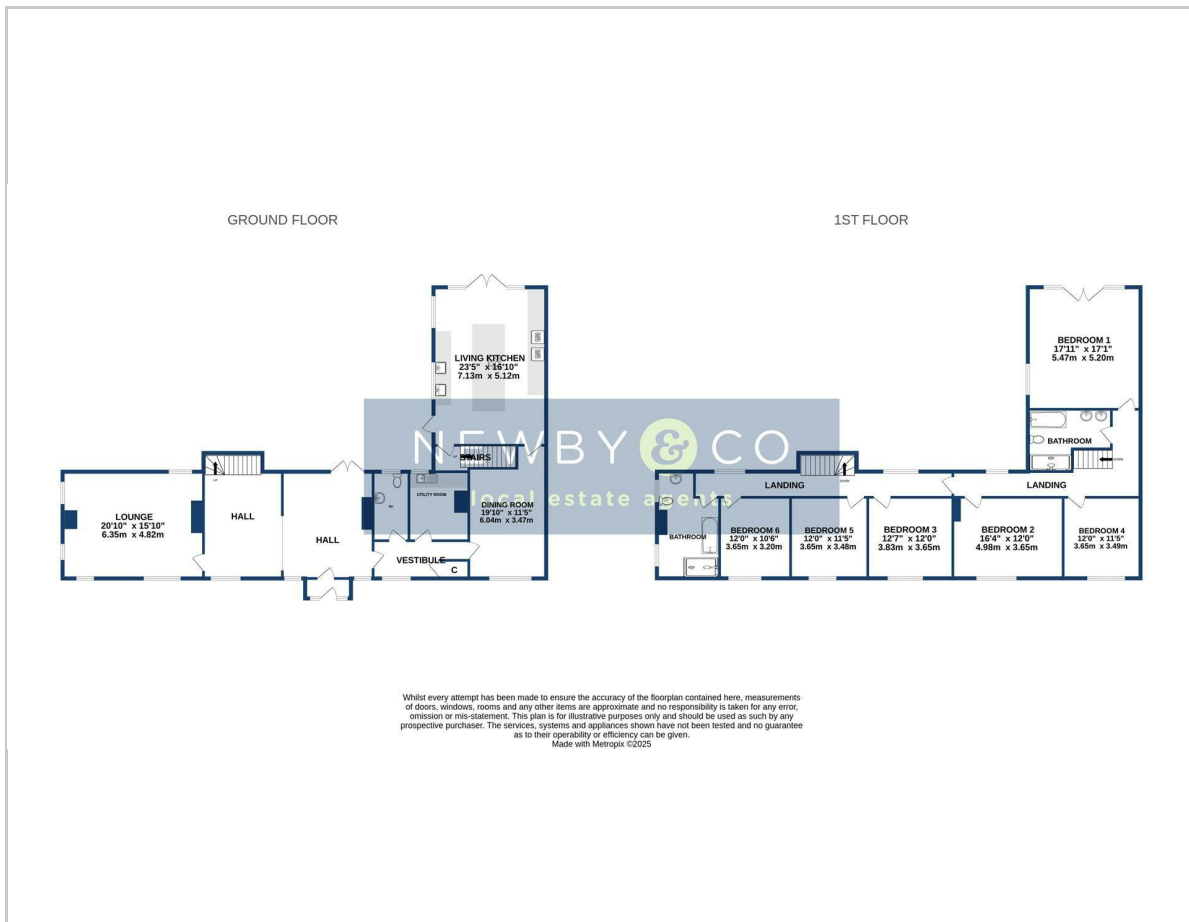
It has a Council Tax Band of F which means a charge of £3449.34 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to recalculate council tax bands.

For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan



## Viewing

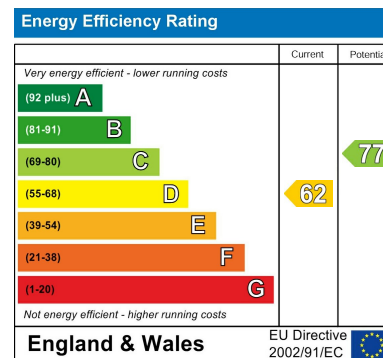
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



88 Faire Road, Glenfield,  
Leics, LE3 8ED  
Tel: 0116 2990 990  
Email: sales@newbyandco.co.uk  
newbyandco.co.uk



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