



# Sinclair

6 Hall Lane, Newbold Verdon, Leicester, LE9 9RB

£267,500

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- 5 Years NHBC Remaining
- Semi Detached Home
- En-suite & Bathroom
- Council Tax Band\*: B
- Three Bedrooms
- Open Plan Kitchen/Diner
- Off Road Parking
- Price: £267,500

## Overview

This 2021 built THREE BEDROOM SEMI DETACHED HOME occupying a sought after location with commuter distance to Leicester comes to the market ideal for first time buyers and commuters alike. At a glance, the property enjoys an entrance hall, good sized lounge, open plan kitchen/diner with utility area and ground floor w.c. Stairs rising to the first floor gives way to three good sized bedrooms including the en-suite shower room and family bathroom. Externally, the property enjoys a low maintenance private rear garden and ample off road parking for multiple vehicles to front. Early viewings come highly advised. EPC RATING B.

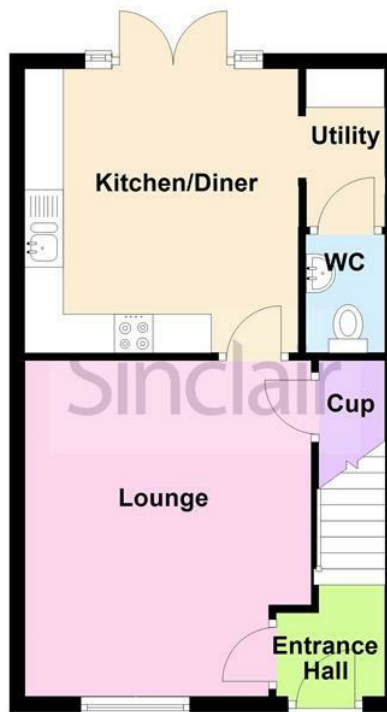
## Location\*\*

The property is located in the popular West Leicestershire village of Newbold Verdon. There are a fantastic range of facilities in the village including a primary school, health centre and shops. Newbold Verdon is well located for commuting to Leicester and access to the motorway network. The historic town of Market Bosworth lies to the West where again, there is an excellent range of shops and restaurants overlooking the market place.



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Entered through a composite front door having an inset double glazed opaque panel and comprising timber effect vinyl flooring, stairs rising to the first floor and granting access to the lounge.

#### Lounge

12'0" x 14'3" (3.66m x 4.34m)

Enjoying uPVC double glazed window to front and access to under stairs storage.

#### Kitchen/Diner

11'8" 12'1" (3.56m 3.68m)

Enjoying an attractive range of wall and base units complemented by work surfaces, one-and-a-half bowl sink and drainer unit with swan neck mixer tap, four ring gas hob with splash screen and extractor hood over, integrated electric oven and grill, integrated dishwasher and fridge freezer. Other benefits include timber effect vinyl flooring, uPVC double glazed French doors flanked by uPVC double glazed windows accessing the rear garden and giving way to a utility area.

#### Utility Area

Being open from the kitchen/diner and having separate work surface, wall mounted gas fired central heating boiler and integrated washing machine.

#### Ground Floor W.C

Comprising a low level push button w.c, wall mounted wash hand basin with tiled splashbacks and mono bloc mixer tap, extractor fan and timber effect vinyl flooring.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing gives way to the family bathroom, three bedrooms and en-suite respectively and comprises a loft hatch with loft ladder.

#### Bedroom One

9'11" x 9'5" (3.02m x 2.87m)

Having uPVC double glazed window to rear and timber wall panelling.

#### En-suite Shower Room

3'9" x 8'1" (1.14m x 2.46m)

This three piece suite comprises a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap and tiled splashbacks, a double walk in shower enclosure with thermostatic bar mixer tap, timber effect vinyl flooring, tiling to splash prone areas, extractor fan and an opaque uPVC double glazed window to rear.

#### Bedroom Two

8'8" x 10'2" (2.64m x 3.10m)

Having uPVC double glazed window to front.

#### Bedroom Three

6'5" x 7'5" (1.96m x 2.26m)

Having uPVC double glazed window to front and granting access to over stairs storage.

#### Family Bathroom

5'6" x 7'8" (1.68m x 2.34m)

This three piece white suite comprises a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap and tiled splashbacks, panelled bath with mixer shower tap, heated towel rail, timber effect vinyl flooring, part tiled walls, extractor fan, shaver point and an opaque uPVC double glazed window to side.

### OUTSIDE

#### Private Rear Garden

Being a south westerly sunny aspect garden with porcelain paved patio facilitated by a water point and external power point gives way to a well maintained lawn surrounded by timber close board fencing and complemented by areas of raised timber sleeper flower beds and accessible via a side gate.

#### Front

A paved walk way grants access to the front door beneath a canopy porch and complemented by a well maintained lawn which in turn sits adjacent to a tandem tarmacadamed driveway offering off road parking.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

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## Referral Fee Disclosure

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## Thinking of Selling?

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