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MarketMakers.

# Old Farm Lane
# Newbold Verdon

- Attractive detached home with no onward chain
- Enviable corner position within quiet cul-de-sac
- Generous dual-aspect sitting room
- Contemporary kitchen with dining space
- Main bedroom with en suite and fitted wardrobes
- Generous wrap-around gardens
- Pergola-covered outdoor seating terrace
- Detached garage and ample parking
- EPC Rating C / Council Tax Band C / Freehold

Alexanders are delighted to present this attractive three-bedroom detached home, occupying an enviable corner position within a quiet cul-de-sac in the sought-after village of Newbold Verdon. Offering well-proportioned accommodation, generous wrap-around gardens, ample off-road parking and a detached garage, the property is ideally suited to a range of buyers.

The ground floor is well laid out, beginning with a welcoming entrance hall with stairs rising to the first floor and access to the ground floor accommodation. The generous dual-aspect sitting room is centred around a feature fireplace with stone mantel and benefits from a bay window, creating a bright and versatile space. The contemporary kitchen is fitted with a range of units and integrated appliances, offering ample space for dining, while French doors provide access to the outdoor seating terrace. The ground floor is completed by a guest WC and useful understairs storage.

To the first floor, there are three generous bedrooms, with the main bedroom benefiting from an ensuite and bespoke fitted wardrobes. The remaining two bedrooms are served by the family bathroom.

The front elevation is framed by attractive wrap-around gardens, while a hardstanding area provides parking to the front and side for multiple vehicles. A detached garage offers further parking or storage. The garden is predominantly laid to lawn, with a paved terrace spanning the rear elevation and incorporating a pergola, providing the perfect spot for outdoor entertaining. Well-stocked raised beds add colour and interest throughout the year.


















## Location:
Newbold Verdon offers 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.

## 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 Road, Hinckley Leics, LE10 0FR. Council Tax Band C.

## 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.

## 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.

## Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## 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.

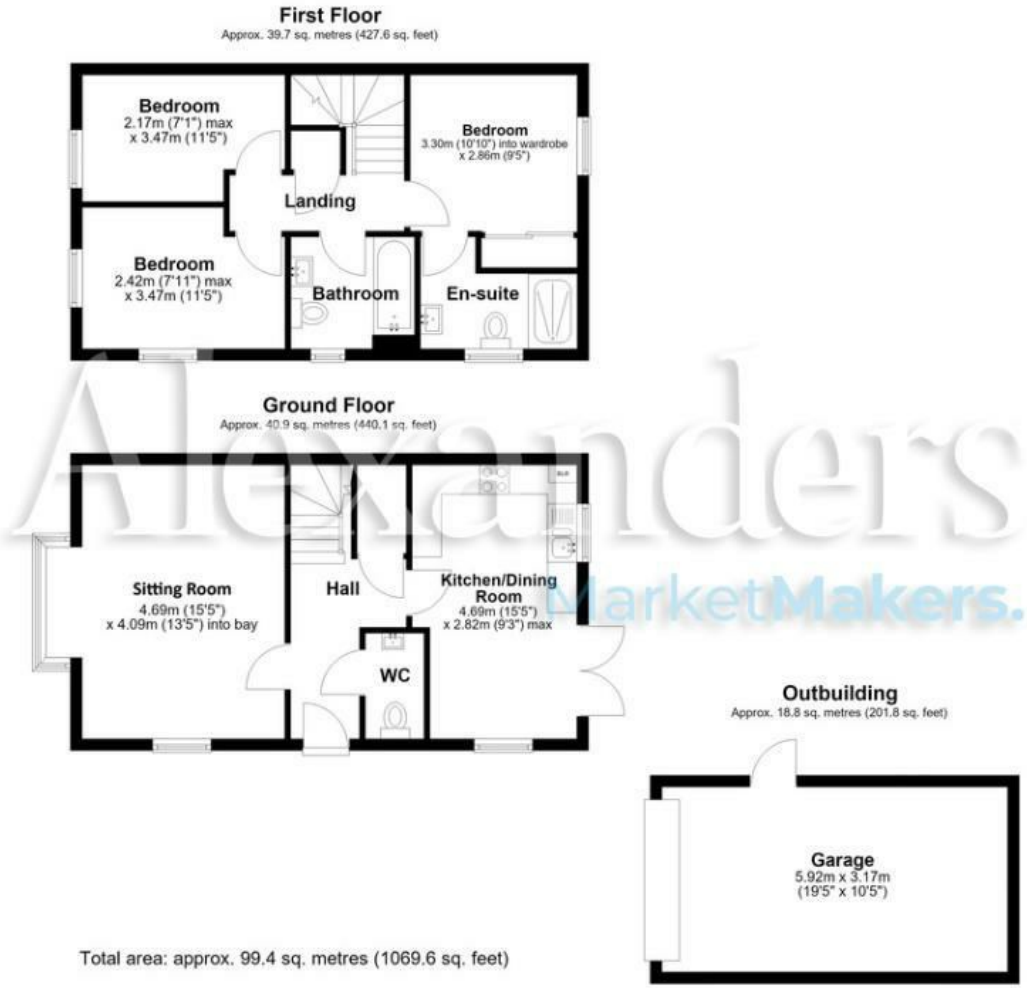

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## General Note:

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.

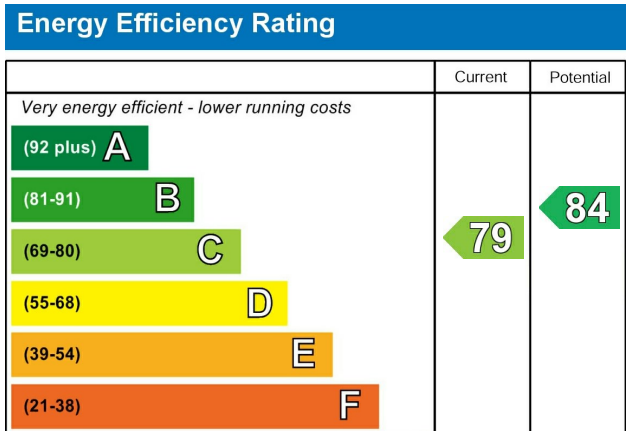
## Property Imagery Disclaimer:

Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.














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