



Arnolds Crescent Newbold Verdon

- Spacious five bedroom detached family home
- Four versatile reception rooms
- Triple aspect sun room overlooking the garden
- Main bedroom with en suite shower room
- Generous rear garden with mature borders
- Driveway parking with further potential
- Garage with useful internal access
- Sought-after village location
- EPC Rating C / Council Tax Band F / Freehold

Alexanders are delighted to bring to the market this substantial five bedroom detached home, ideally positioned in the heart of the highly regarded village of Newbold Verdon. Offering spacious and versatile accommodation throughout, the property presents an excellent opportunity for a growing family, with well-balanced living spaces and exciting scope for further enhancement.

The accommodation has been thoughtfully arranged to provide both flexibility and practicality, with generous reception areas that enjoy an abundance of natural light and pleasant views over the rear garden. Upstairs, the five generous bedrooms provide adaptable accommodation for families, guests or those working from home, complemented by contemporary bathroom facilities and the main bedroom with en suite.

Outside, the property continues to impress with a private and established rear garden, featuring mature planting, generous lawned areas and a patio. To the front, the driveway provides ample parking alongside further potential to expand if desired.

Situated within easy reach of the village's well-regarded schooling, everyday amenities and excellent commuter links to nearby centres including Leicester and Market Bosworth.





Accommodation:

The property enjoys a flexible layout, beginning with a welcoming entrance hall that provides access to the ground floor living areas. The generous living room offers a bright and versatile space, centred around a feature fireplace. The accommodation flows round to the dining, kitchen/breakfast room and beyond, both of which enjoy views over the rear garden. The spacious sun room is accessed directly from the dining room. The generous utility room which houses the guest cloakroom flows on from the kitchen. The garage is accessed internally from here. The ground floor is completed by a further useful reception room, which offers a variety of uses such as an office, playroom or family room.

To the first floor, the main bedroom is situated to the rear and enjoys its own en suite facilities. There are four further bedrooms, all offering flexible use as guest rooms, children's rooms, or a home office. These are served by a contemporary family bathroom, completing the first floor layout.

Gardens and land:

To the front of the property is a paved driveway with gated side access and a grassed area which offers scope for incorporating additional parking. The rear garden provides a peaceful setting, mainly laid to lawn with mature and well stocked borders and a raised bed, ideal for growing vegetables and cut flowers. A patio area immediately to the rear continues to the far end of the garden and provides the ideal spot for outdoor entertaining.

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, Hinckley Leics, LE10 0FR. Council Tax Band F.

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.





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.

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.

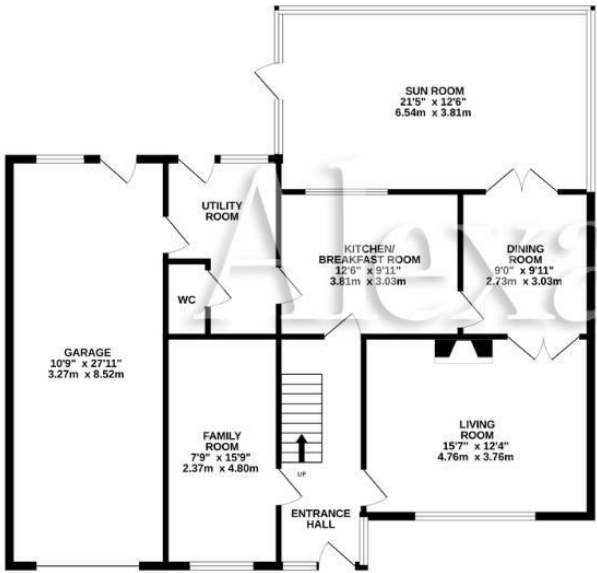
Money Laundering:

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.

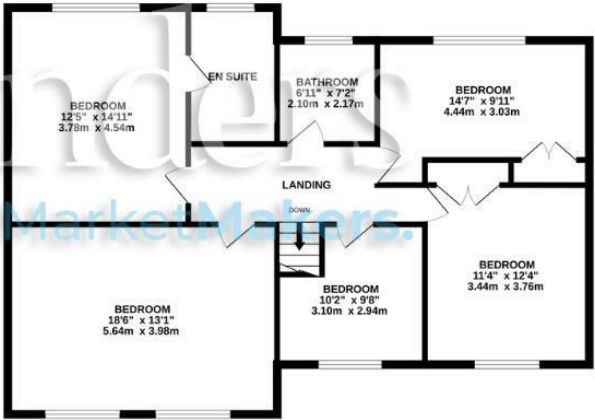
General Note:

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.

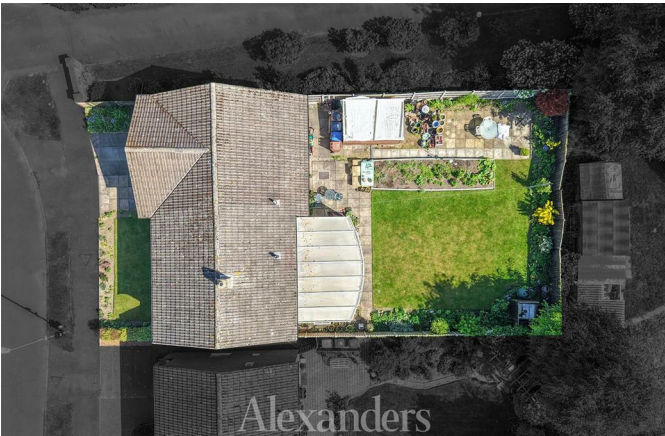
GROUND FLOOR
1277 sq.ft. (118.6 sq.m.) approx.



1ST FLOOR
995 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA : 2272 sq.ft. (211.1 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		
(69-80) C		
(55-68) D	71	77
(39-54) E		
(21-38) F		

