



Laburnum Avenue Newbold Verdon

- Attractive semi-detached family home
- Spacious dining kitchen
- Cosy living room with wood-burning stove
- Dedicated home office space
- Three generously sized bedrooms
- Versatile second floor accommodation
- Generous rear garden backing countryside
- Detached garage with workshop/store
- EPC Rating TBC / Council Tax Band B / Freehold

This attractive semi-detached home combines style and practicality, offering a well-balanced layout with a warm and welcoming feel throughout. Thoughtfully presented, the interiors create a comfortable setting suited to both everyday living and more relaxed occasions.

A key highlight is the impressive outdoor space, with a notably generous garden that backs onto open countryside, providing a sense of privacy and an appealing connection to the surrounding landscape.

Further enhancing the property is the versatility on offer, including additional space ideal for home working or hobbies, along with a useful garage/workshop.





Accommodation:

Internally, the property has been tastefully styled throughout, creating a superb ground floor area to comprise, in brief: entrance hall with stairs rising to the first floor, a cosy living room featuring a wood-burning stove, and a contemporary dining kitchen with French doors to the garden and a useful pantry cupboard. To the first floor, two double bedrooms are serviced by the well-appointed family bathroom, and there is also a handy office space. Stairs rise from the landing to the versatile second-floor accommodation, which is currently utilised as an office.

Gardens and land:

The property offers ample parking to the front, leading to a detached single garage which has been converted practically into a workshop and store. A standout feature of the property is the generous rear garden, predominantly laid to lawn and complemented by a variety of established trees and shrubs. The garden enjoys attractive views over the neighbouring countryside, creating a wonderful sense of space and connection to the surrounding landscape.

A substantial paved patio adjoins the property, providing an ideal setting for outdoor dining and entertaining.

Location:

This attractively presented property is conveniently situated just off the highly regarded Brascote Lane on the edge of the popular Leicestershire village of Newbold Verdon, offering a friendly community, highly 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-equipped 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 B.

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:

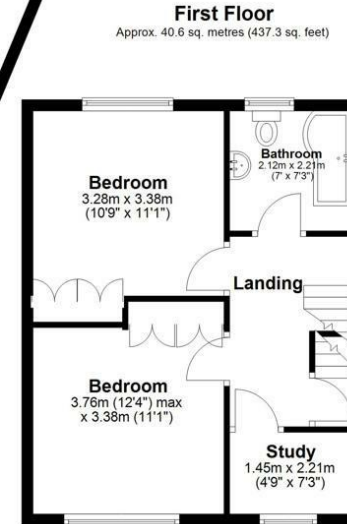
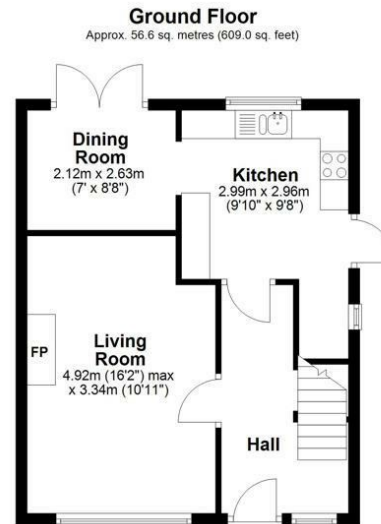
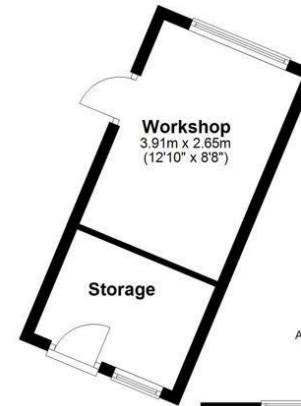
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.

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 area: approx. 120.2 sq. metres (1294.1 sq. feet)

Energy Efficiency Rating

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



