





# Desford Road

- Beautifully maintained three bedroom family home
- Huge extension potential
- Spacious lounge leading out into bright conservatory
- Well-loved kitchen with classic details
- Convenient family shower room
- Rear gardens benefiting from views to the open countryside
- Plenty of off-road parking and a single integrated garage
- EPC Rating D / Council Tax Band D / Freehold

## General Description

Alexanders offer to the market an exciting opportunity to purchase a superb family home located on the sought-after Desford Road, surrounded by countryside between the villages of Newbold Verdon and Desford.

## Accommodation

The living accommodation is laid across two floors and benefits from gas central heating and uPVC double glazing. Over the years, the property has been well-maintained but is now ready for some internal updating with huge extension potential subject to the necessary planning consents. Laid across two floors, expect to find in brief; Entrance porch, hallway, cloaks cupboard, sitting room, conservatory, kitchen, dining room, rear porch, outside WC and store room. Upstairs are three double bedrooms and the family shower room, with the main bedroom featuring a dressing room / study area. The property stands centrally in its plot with ample front and rear gardens, benefiting from views to the rear across open countryside. Set back from Desford Road, there is a large driveway providing off-road parking for several vehicles and access to the single integrated garage. The front gardens are mature with access to the rear via a side gate. The rear gardens are impressive in size, laid mostly to lawn with stocked beds, a seating terrace and garden shed.





## Location

Newbold Verdon is a sought after village well equipped with amenities to include a doctors surgery, pharmacy, grocery store and a selection of eateries. Within close proximity are the exceptional Twycross House and Dixie public schools, there is also a village primary school and Bosworth Academy is in the neighbouring village of Desford. The village conveniently lies approximately 4 miles from the historic town of Market Bosworth and 10 miles from the city of Leicester.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

## Tenure

Freehold.

## Services

We are advised that mains gas, electricity, water, and drainage are connected.

## Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band D.

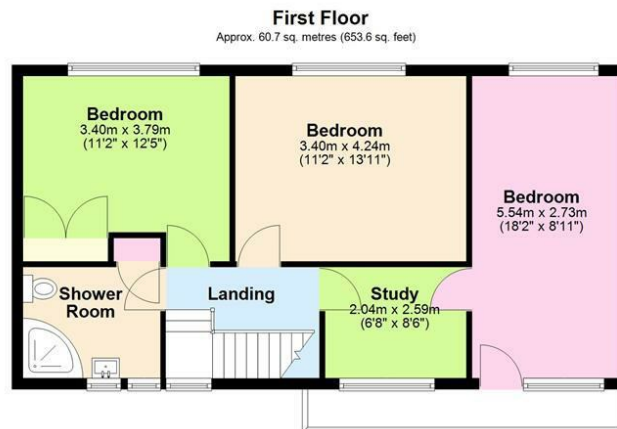
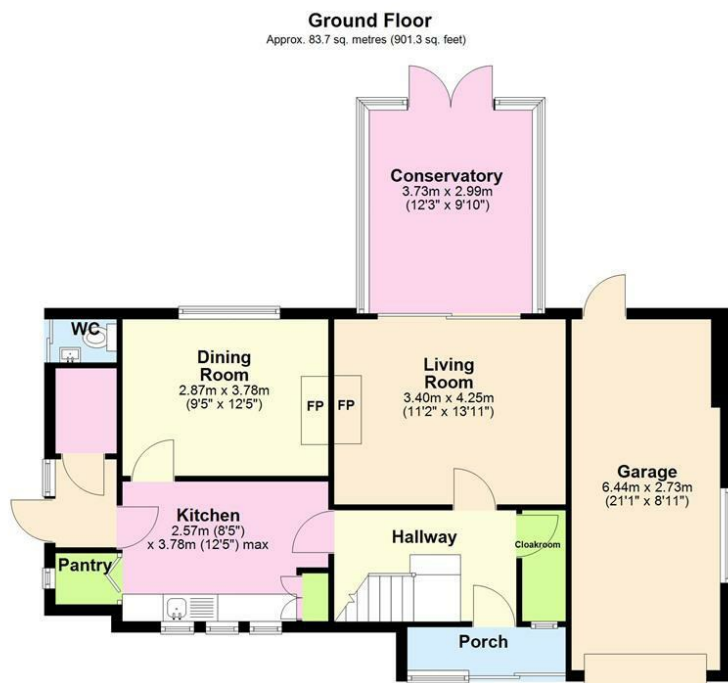
## Measurements

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.

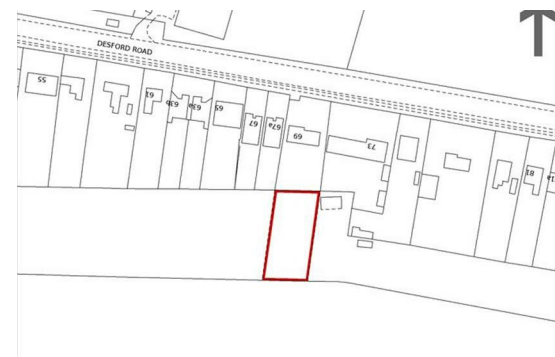
## Money Laundering

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.





Total area: approx. 144.5 sq. metres (1554.9 sq. feet)



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