

Alexanders
MarketMakers.

Rush Close
Newbold Verdon

- Beautifully presented three-bedroom semi-detached home
- Offered to the market with no onward chain
- Enviable corner position within a peaceful cul-de-sac
- Stylish dining kitchen with solid wood worktops, vaulted ceiling and bifold doors
- Spacious dual-aspect sitting room with wood-burning stove and garden room
- Three generous bedrooms with flexibility to create a master suite
- Well-appointed family bathroom, utility room and guest WC
- Landscaped rear garden, ample off-road parking and oversized detached garage
- Excellent village amenities, local schooling and countryside walks
- EPC Rating C / Council Tax Band B / Freehold

Alexanders are delighted to present this beautifully appointed three-bedroom semi-detached home, occupying an enviable corner position within a peaceful cul-de-sac in the highly sought-after village of Newbold Verdon.

Offering a wonderful blend of spacious, well-proportioned accommodation and attractive outdoor space, this appealing home is sure to impress a variety of prospective buyers. Externally, the property benefits from generous gardens, ample off-road parking and a detached, oversized garage, providing excellent versatility for additional storage, hobbies or workshop use. Ideally positioned within this popular village setting, the property presents an excellent opportunity for those seeking a comfortable home in a desirable location.













Accommodation:

A spacious and welcoming entrance hall provides access to the stylish dining kitchen, which features solid wood worktops and is positioned to the rear of the property. Bifold doors open directly onto the immaculate rear garden, while a vaulted ceiling above the dining area creates a wonderful sense of space and light. A useful utility room offers external access, with a guest WC conveniently located off. Completing the ground floor accommodation is a generous dual aspect extended sitting room, incorporating a wood burning stove, flowing through into a lovely garden room, with French doors opening out onto the garden.

To the first floor, expect to find three generous bedrooms, all served by the well-appointed family bathroom. There is currently a partition wall between bedrooms two and three, allowing the space to be utilised as a master suite, but easily sectioned off to revert back to three bedrooms.

Gardens and land:

The front elevation is framed by attractive landscaped gardens. To the rear, a hardstanding area offers parking for multiple vehicles. An oversized detached garage allows for further parking/storage and a workshop space. The garden enjoys a good level of privacy and is predominantly laid to lawn, with a paved terrace spanning across the rear elevation, providing the perfect spot for outdoor entertaining. Well stocked beds allow colour and interest all year round.

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 B (£1,857.34 pa).

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.

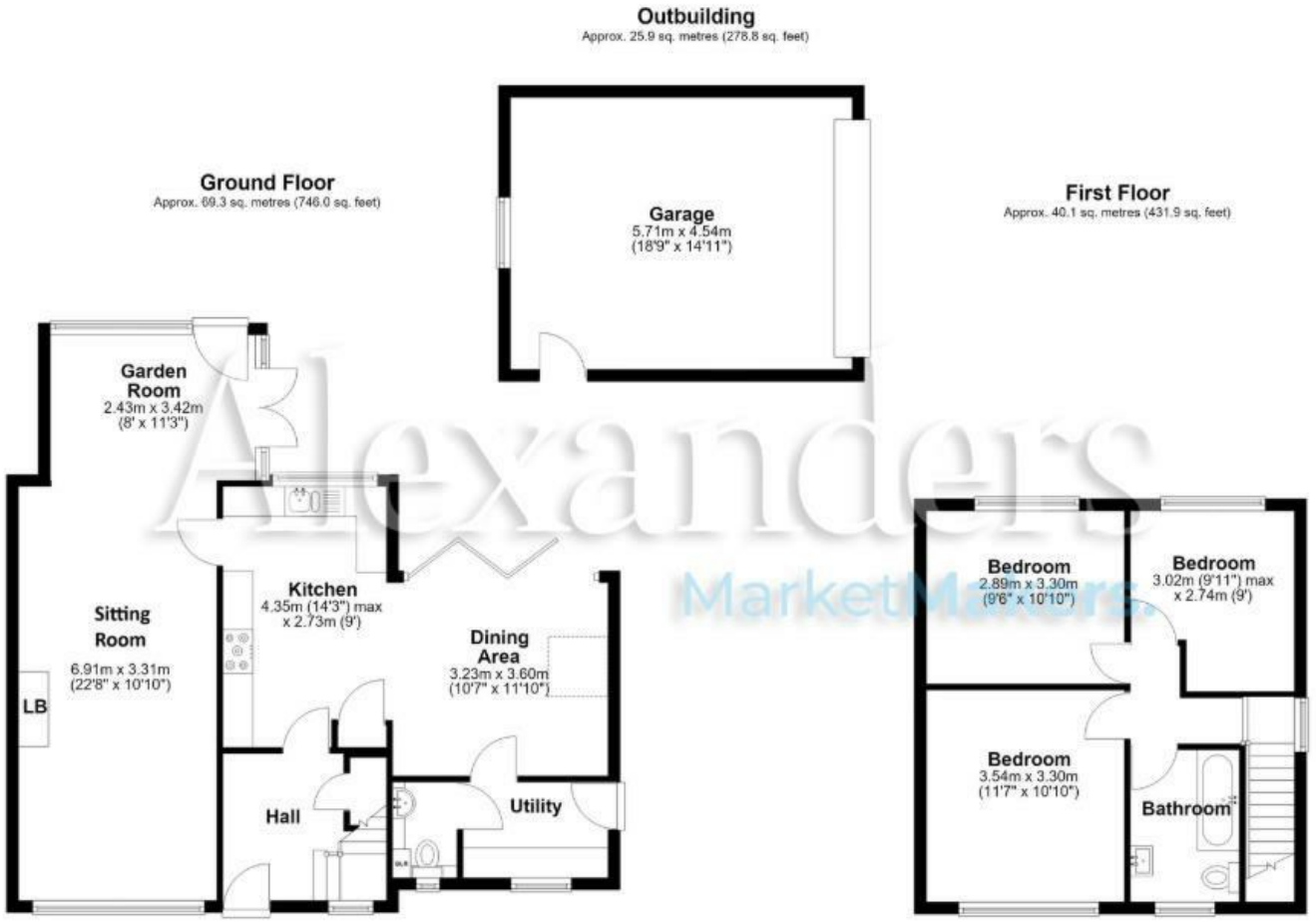
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither 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.

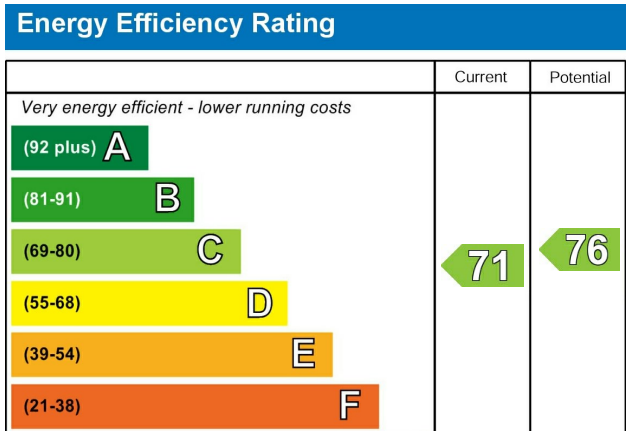
Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required 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.

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.



Total area: approx. 135.3 sq. metres (1456.7 sq. feet)







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