



Peters Avenue Newbold Verdon

- Spacious four bedroom family home
- Potential to extend subject to planning consent
- Dual aspect lounge/diner
- Kitchen breakfast and separate utility room
- Double bedroom and shower room to ground floor
- South-facing gardens with open views
- Double garage and private driveway
- Close to village centre and amenities
- EPC Rating E / Council Tax Band D / Freehold

Nestled on the charming Peters Avenue in Newbold Verdon, this delightful detached house offers a perfect blend of comfort and space for modern family living. Spanning an impressive 1,599 square feet, the property boasts four well-proportioned bedrooms, providing ample room for family members or guests.

The heart of the home is a welcoming reception room, ideal for entertaining or relaxing with loved ones. The property also features two bathrooms, ensuring convenience for busy mornings and family life.

Outside, the house benefits from generous parking facilities, accommodating up to four vehicles, which is a rare find in this desirable area.

This residence is not just a house; it is a place where memories can be made. With its spacious layout and practical amenities, it is perfect for those seeking a comfortable and inviting home in a friendly community. Whether you are a growing family or simply looking for more space, this property is sure to meet your needs. Do not miss the opportunity to make this lovely house your new home.





General Description

Alexanders of Market Bosworth offer to the market a spacious four bedroom detached family home located on a quiet no through road in the village of Newbold Verdon. The property occupies a generous plot with a private drive giving off-road parking, double garage and south-facing gardens to the rear.

Accommodation

The property has been extended to the ground floor but offers exceptional potential for further development subject to necessary planning consents. Currently the accommodation is laid across two floors with gas central heating and uPVC double glazing throughout, expect to find in brief; entrance hall, through lounge/diner, kitchen/breakfast room, utility, shower room and bedroom. Upstairs is the family bathroom, two double bedrooms and a further single bedroom.

Outside the rear gardens are laid mainly to lawn with a south-facing aspect. There is paved seating area directly to the rear of the property, and a garden shed included within the sale. To the front, the property is set behind a half height wall, established borders and lawned area. A double width driveway allows parking for two vehicles and access to the double garage with electric roll over doors.

Location

The property is located on Peters Avenue, and enjoys aspects over the cricket club and playing fields to the rear. The village is host to a fantastic array of amenities including a grocery store, doctors surgery, a selection of eateries, and a primary school. There is easy access to Market Bosworth and Leicester, The Market Bosworth School and Bosworth Academy, both Ofsted 'outstanding' secondary schools, are in the neighbouring villages of Market Bosworth and Desford.

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

Freehold.

Local Authority

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

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth.

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.





Technical Information:

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

Plans and Boundaries:

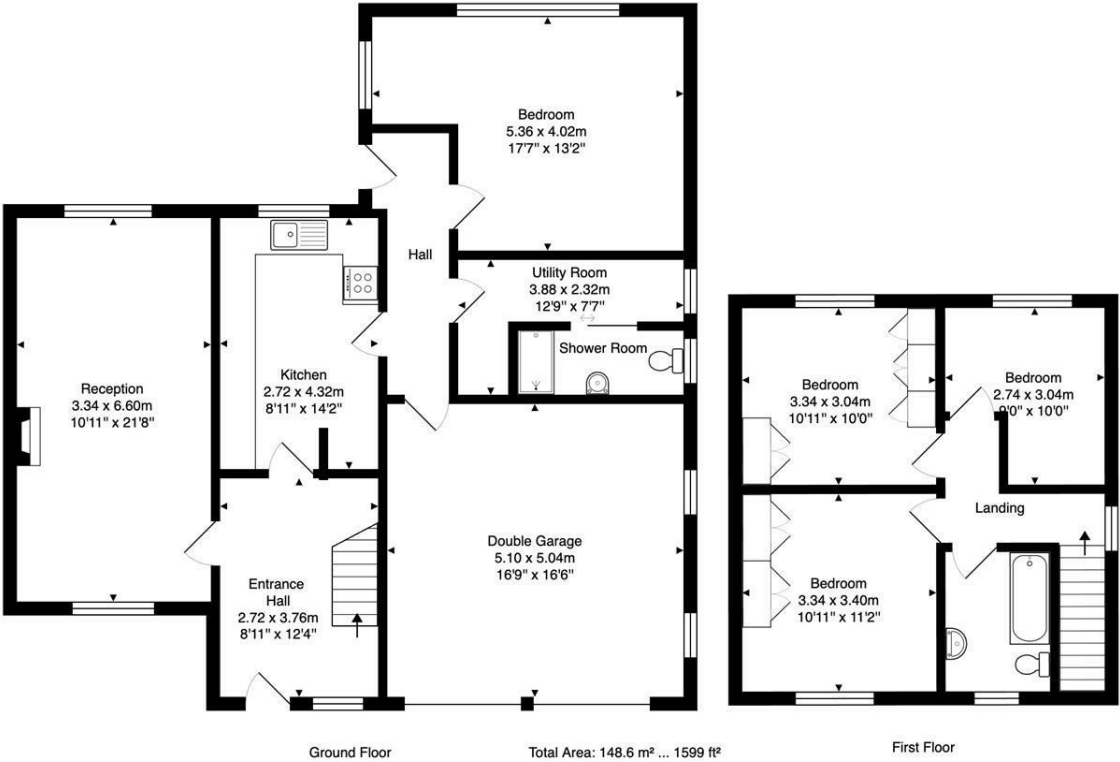
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

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.



All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy.

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 70 |
| (39-54) E | 44 | |
| (21-38) F | | |





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