



24 BRAMBLE DRIVE, NEWBOLD VERDON, LE9 9LZ

OFFERS OVER £240,000

No Chain. Spacious, modern semi detached family home, sought after and convenient cul de sac location within walking distance of the village centre including a parade of shops, doctors surgery, primary school, bus service, parks, open countryside, cafes, takeaways, public houses and good access to major road links. Well presented and much improved including white panelled interior doors, spindle balustrades, coving, feature fireplace, refitted shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, through lounge dining room, UPVC SUDG double glazed conservatory and kitchen. Three bedrooms and shower room, long driveway to full length carport and detached garage. Hard landscaped front and enclosed rear garden. Viewing recommended. Carpets, curtains, blinds and light fittings included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Attractive UPVC SUDG front door with outside lighting to

ENTRANCE PORCH

With single panelled radiator and door to coats cupboard housing the gas meter. White wood panel and etched glazed door leads to

THROUGH LOUNGE/DINING ROOM

16'10" max x 23'0" max (5.14 max x 7.03 max)

Front Lounge Area - With feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. Radiator, TV aerial point, coving to ceiling and UPVC SUDG Bay window to front. Stairway to first floor with white spindle balustrades.

Dining Area to Rear - With coving to ceiling, thermostat for central heating system and UPVC SUDG Grey sliding patio doors to:



CONSERVATORY

10'0" x 9'6" (3.06 x 2.92)

With one double power point and UPVC SUDG French doors leading to the rear garden.

REAR KITCHEN

7'4" x 10'0" (2.24 x 3.07)

With a range of medium oak fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and drawers with contrasting roll edge working surfaces above and tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine, electric cooker point, fridge, washing machine and electric cooker. Wall mounted Ideal gas condensing boiler for central heating and domestic hot water. Useful under stairs storage cupboard housing the consumer unit. UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

With thermostat for central heating system, radiator, loft access, coving to ceiling. Attractive white two panel interior doors to

FRONT BEDROOM ONE

10'4" x 12'8" (3.17 x 3.88)

Radiator.



REAR BEDROOM TWO

10'0" x 10'4" (3.06 x 3.17)

Radiator, airing cupboard housing the lagged copper cylinder immersion heater for supplementary hot water. Digital programmer for central heating and domestic hot water.



FRONT BEDROOM THREE

6'0" x 8'3" (1.85 x 2.52)

Radiator.



REFITTED SHOWER ROOM

7'4" x 5'3" (2.25 x 1.61)

White suite consisting of a fully tiled shower cubicle with glazed shower door, vanity sink unit with gloss white double cupboard beneath and low level WC. Contrasting fully tiled surrounds, radiator and wall mounted white bathroom cabinet.

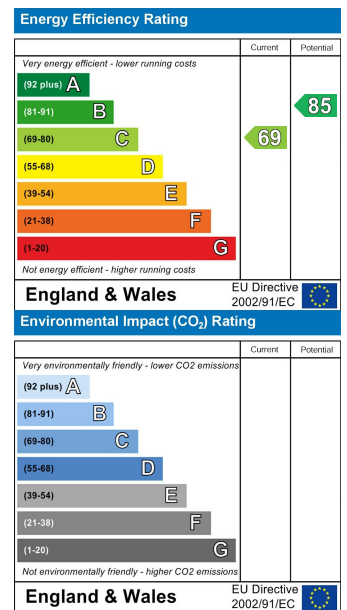
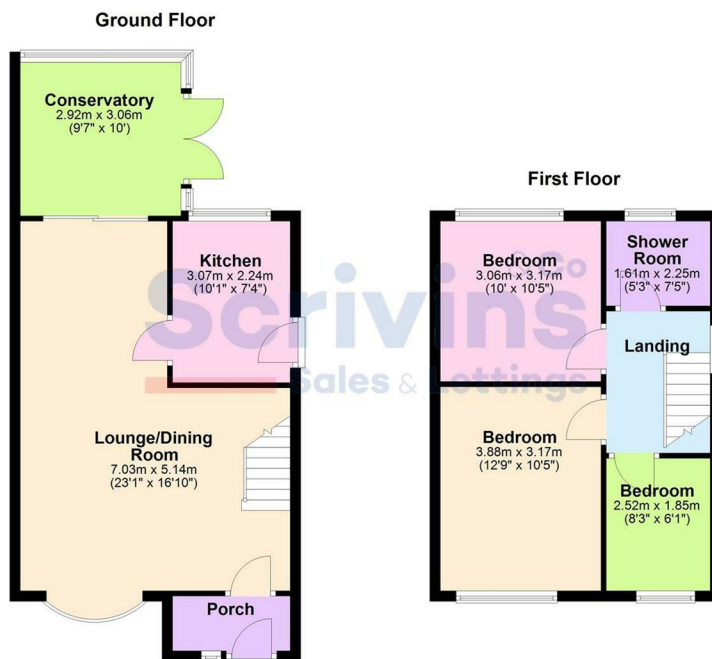
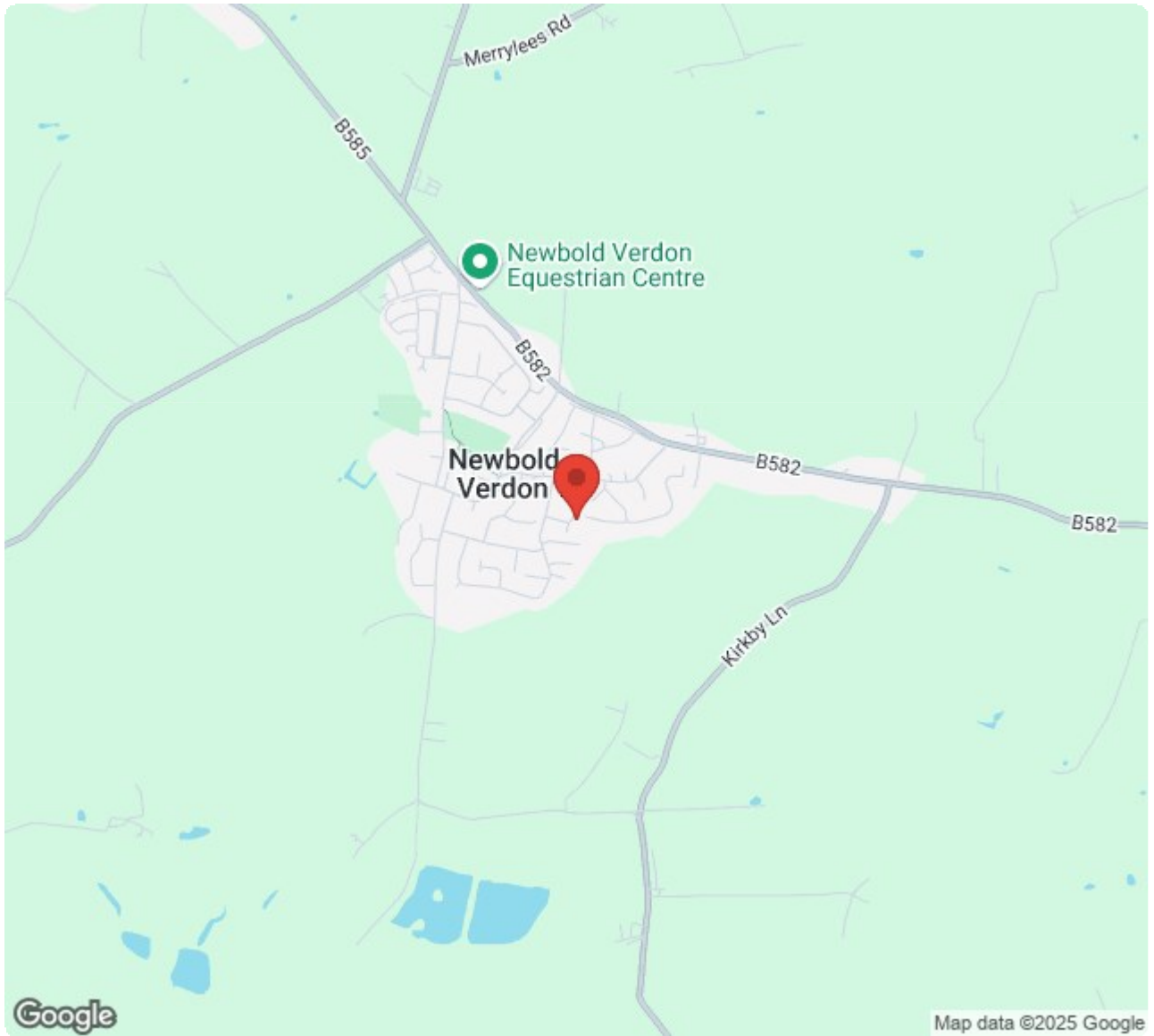


OUTSIDE

The property is nicely situated in a cul de sac, set back from the road screened behind a low brick retaining wall. Having a full width block paved stone driveway to front leading down the side of the property to a full length car port. Beyond which is a sectional concrete garage measuring 2.58 x 5.35 with electric up and over door to front, window to side. Light and power. A wrought iron archway leads to a fully fenced and enclosed rear garden which has been hard landscaped having a full deep width patio adjacent to the rear of the property and raised bed. Outside tap.







Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk