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## **41 ARNOLDS CRESCENT, NEWBOLD VERDON, LE9 9LD**

**OFFERS OVER £450,000**

Extended modern five bedroom detached family home on a good sized plot. Sought after convenient location within walking distance of the village centre, including a parade of shops, primary school, doctors surgery, takeaways, public houses, bus service, parks, open countryside and good access to major road links. Well presented and much improved including wooden flooring, feature open fireplace, refitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining room, UPVC conservatory, dining/kitchen, utility room and separate WC. Five bedrooms (main with ensuite bathroom) and family bathroom. Wide driveway to tandem garage, front and good sized rear garden. Viewing recommended, carpets included.



## TENURE

Freehold

Council Tax Band F

## ACCOMMODATION

Attractive UPVC SUDG front door to

### ENTRANCE HALLWAY

With single panelled radiator, stairway to first floor with useful under stairs storage cupboard beneath with lighting. Door to

### LOUNGE TO FRONT

15'7" x 12'4" (4.76 x 3.76)

With feature open fireplace, oak finish laminate wood strip flooring, two radiators, TV aerial point and coving to ceiling. Hardwood panel and glazed door leads to



### DINING ROOM TO REAR

8'11" x 9'11" (2.73 x 3.03)

With oak finish laminate wood strip flooring, coving to ceiling, radiator. UPVC SUDG French doors to a UPVC SUDG conservatory.



### CONSERVATORY TO REAR

12'6" x 20'5" (3.82 x 6.23)

With double panelled radiator, four inset floor double power points, UPVC SUDG French doors leading to the rear garden.



## FITTED DINING KITCHEN TO REAR

9'11" x 12'5" (3.03 x 3.81)

With a range of ivory fitted kitchen units consisting inset single drainer resin sink unit, chrome mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and drawers, contrasting roll edge working surfaces above, tiled and matching upstands. Further matching range of wall mounted cupboard units including one double display unit with leaded glazed doors. Integrated dishwasher and larder fridge, electric cooker point. Ceramic tiled flooring, radiator.



## UTILITY ROOM TO REAR

7'5" max x 12'2" max (2.28 max x 3.72 max)

With a range of fitted units consisting one double floor mounted cupboard unit, roll edge working surfaces above, appliance recess points, plumbing for automatic washing machine. Further wall mounted cupboard units, Terazzo tiled flooring. UPVC SUDG door leading to the rear garden. Door to rear of tandem garage.



## SEPARATE WC

With refitted white suite consisting low level WC, vanity sink unit with gloss white cupboards beneath, tiled splashbacks, ceramic tiled flooring. Radiator and extractor fan.

## FAMILY ROOM TO FRONT

7'9" x 15'8" (2.37 x 4.80)

With wall mounted gas fire, radiator, two matching wall lights. TV aerial point.



## FIRST FLOOR LANDING

With loft access.

### **BEDROOM ONE TO REAR**

10'2" x 14'10" (3.12 x 4.54)

With radiator, door to En-Suite bathroom.



### **EN-SUITE BATHROOM TO REAR**

9'4" x 7'11" (2.86 x 2.42)

With panelled bath, electric shower unit above, pedestal wash hand basin and low level WC and bidet. Contrasting tiled surrounds and radiator.



### **BEDROOM TWO TO FRONT**

18'9" x 12'3" (5.72 x 3.74)

With two radiators, vanity sink unit with double cupboard beneath, light above.

### **BEDROOM THREE TO FRONT**

12'5" max x 14'1" max (3.81 max x 4.31 max)

With built in double wardrobe in white, radiator, coving to ceiling.



### **BEDROOM FOUR TO REAR**

10'0" x 14'2" (3.07 x 4.32)

With built in double wardrobe in white, wall mounted gas condensing combination boiler for central heating and domestic hot water.



## BEDROOM FIVE TO FRONT

9'10" x 6'9" (3.00 x 2.06)

With built in double wardrobe, further storage cupboard, shelving and radiator.



## REFITTED BATHROOM TO REAR

7'4" x 6'10" (2.26 x 2.10)

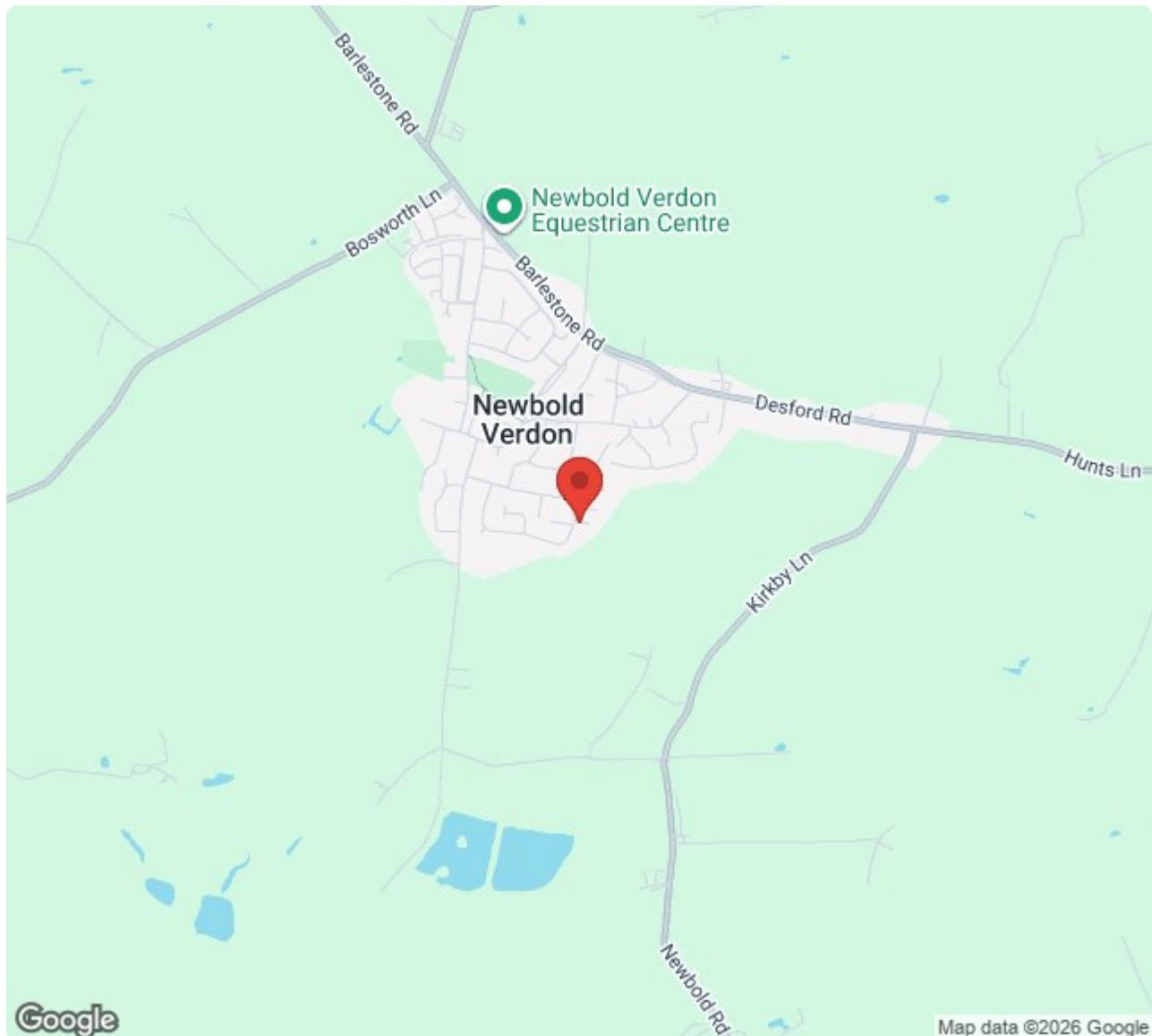
With white suite consisting of an L shaped panelled bath, mains rain shower and hand held shower above, glazed shower screen to side, vanity sink unit with gloss white double cupboard beneath, low level WC, contrasting tiled surrounds and chrome heated towel rail.



## OUTSIDE

The property is set back from the road, the front garden is principally laid to lawn with surrounding beds, a double width slabbed driveway leads to a tandem brick built garage measuring 3.14m x 8.51m with a roller shutter door to front, this also houses the meters, light and power and a cold water tap. Pedestrian door and window to rear. A slabbed pathway and timber gate lead down the left hand side of the property leading to the good sized fully fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding raised beds and borders. There is also a further slabbed patio to the bottom left hand side of the garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	71
(81-91)	B	77
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/81/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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