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**



113 ARNOLDS CRESCENT, NEWBOLD VERDON, LE9 9LA

ASKING PRICE £290,000

No Chain. Spacious detached family home. Sought after and convenient location within walking distance of the village centre including a parade of shops, junior school, doctors surgery, bus service, parks, cafes, takeaways, public houses, open countryside and good access to major road links. Benefits include feature fireplace, fitted kitchen, gas central heating, UPVC SUDG, solar panels and UPVC soffits and fascias. Offers entrance hall, through lounge dining room, dining kitchen, rear porch with attached brick built WC and store room/utility. Three good bedrooms and shower room. Driveway to single garage. Front and enclosed sunny rear garden. Contact agents to view. Carpets, curtains, blinds and light fittings included.







TENURE
Freehold
Council Tax Band C
EPC Rating D

ACCOMMODATION
UPVC SUDG front door to

ENTRANCE HALLWAY
With radiator, telephone point, built in coat cupboard, stairway to first floor with useful under stairs storage cupboard beneath. Door to`

THROUGH LOUNGE DINING ROOM
11'0" x 21'2" (3.37 x 6.47)



LOUNGE AREA TO FRONT
With feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. Radiator, TV aerial point, coving to ceiling.



DINING AREA TO REAR
With radiator, coving to ceiling.

FITTED DINING KITCHEN TO REAR
8'10" x 14'4" (2.70 x 4.39)
With a range of medium oak fitted kitchen units consisting inset single drainer resin sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and drawers, contrasting roll edge working surfaces above with inset four ring stainless steel gas hob unit, double fan assisted oven with grill beneath, integrated extractor hood above, tiled splashbacks. Further matching range of wall mounted cupboard units including one double display unit with glazed doors. One of the cupboards conceals the gas condensing boiler for central heating and domestic hot water. Appliance recess points. Plumbing for automatic washing machine, ceramic tiled flooring and radiator. UPVC SUDG door to a side porch.



SIDE PORCH
With Terazzo tiled flooring, door to

BRICK BUILT WC
With white low level WC. Further brick store and UPVC SUDG door to the rear garden. Communicating door to the garage.

FIRST FLOOR LANDING
With loft access, the loft is boarded with lighting also houses the controls for the solar panels.

BEDROOM ONE TO FRONT
11'1" x 11'2" (3.39 x 3.41)
With radiator.



BEDROOM TWO TO REAR
10'11" x 9'10" (3.33 x 3.01)
With radiator.



BEDROOM THREE TO REAR
9'10" x 8'11" (3.01 x 2.72)
With radiator. Door to an airing cupboard housing the factory lagged cylinder for domestic hot water.

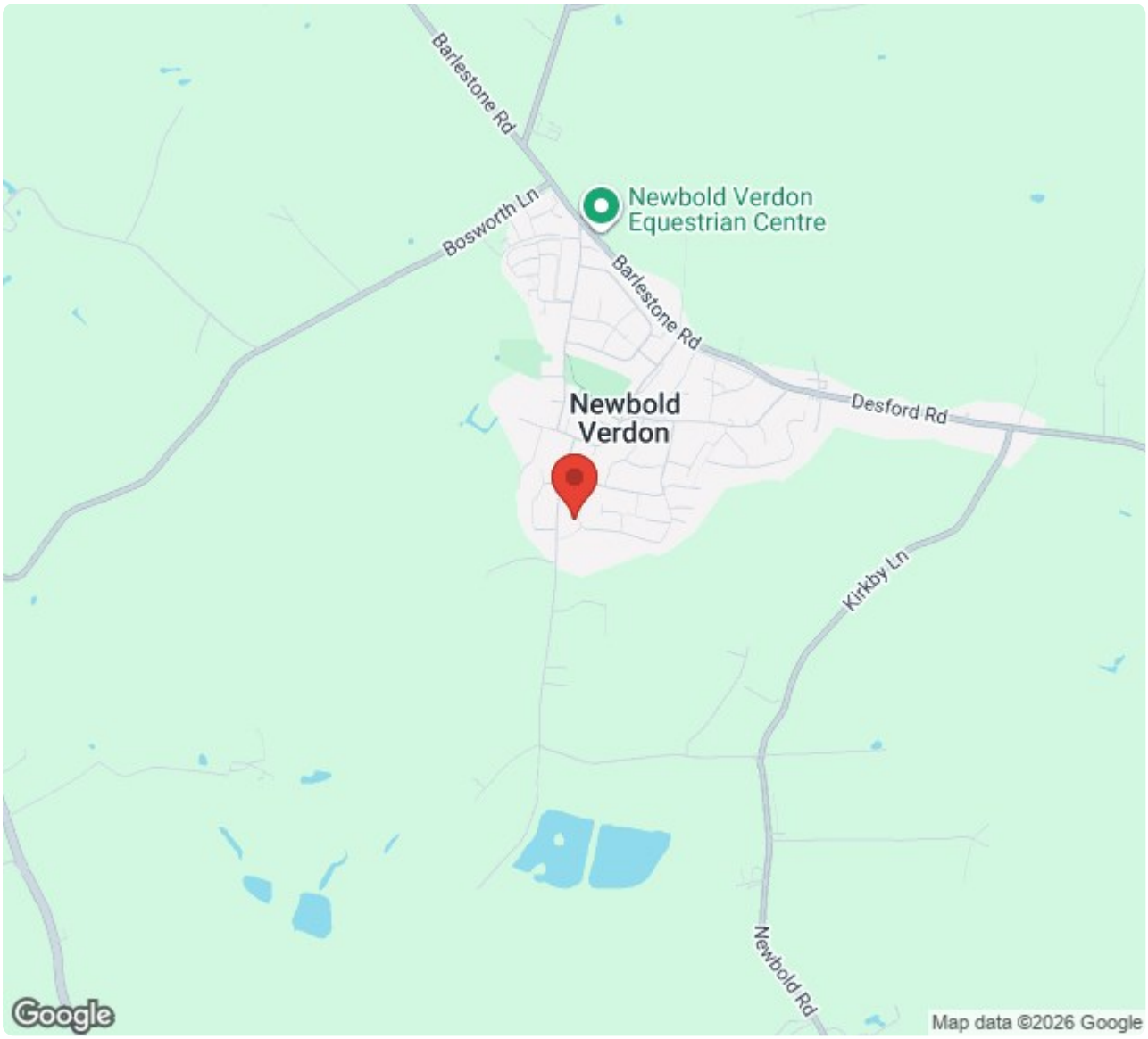


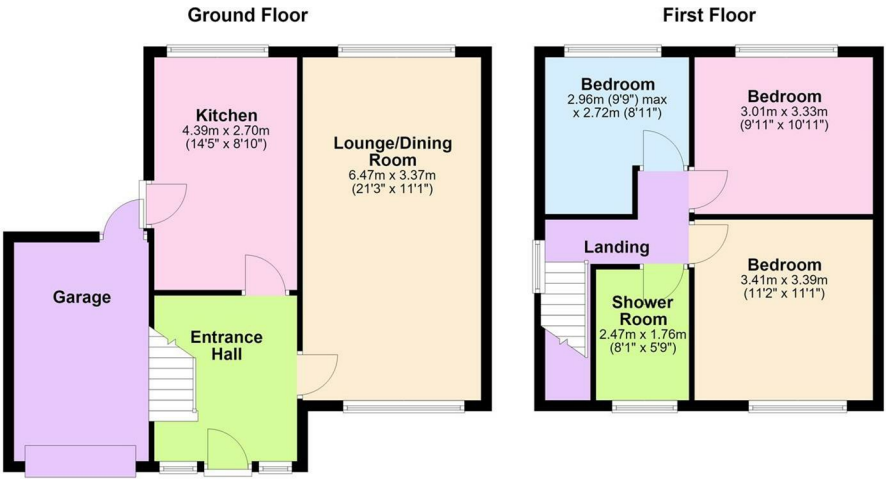
SHOWER ROOM TO FRONT
5'9" x 8'1" (1.76 x 2.47)
With white suite consisting of a corner shower cubicle with glazed shower doors, vanity sink unit with gloss white cupboard beneath, low level WC, contrasting tiled surrounds and chrome heated towel rail.

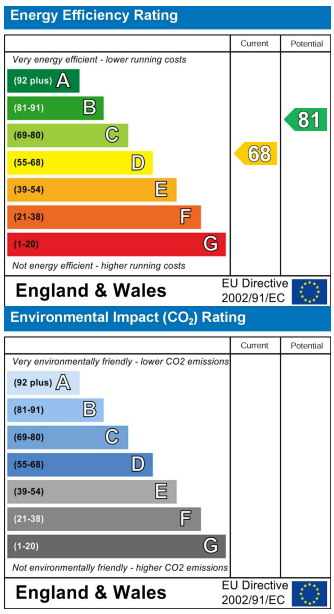


OUTSIDE
The property is nicely situated set well back from the road, the front garden is laid to lawn with surrounding beds, a wide block paved driveway offering ample car standing leads to a single brick built garage measuring 2.53m x 5.03m with electric roller shutter door to front, light and power, also housing the consumer unit and the gas and electric meters with a UPVC SUDG window to side and shelving to rear. A wrought iron gate and slabbed pathway lead down the left hand side of the property leading to the rear garden which is enclosed by panelled fencing and mature hedging having a full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. To the right hand side of the property is a timber store









naea | propertymark PROTECTED

arla | propertymark PROTECTED

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