



60 MILL LANE, NEWBOLD VERDON, LE9 9PU

OFFERS OVER £190,000

No Chain. Spacious modern semi detached house on a good sized plot. Sought after and convenient location within walking distance of the village centre including a parade of shops, Co-op, primary school, doctors surgery, bus service, parks, open countryside, takeaways, public houses and with good access to major road links. In need of updating, benefitting from gas central heating and UPVC SUDG. Offers entrance hall, separate WC, dining kitchen, lounge and hardwood flooring and SUDG conservatory. Two double bedrooms (could be made in to three bedrooms) and bathroom. Deep hardstanding to front. Further driveway and brick built garage to rear. Enclosed rear garden. Contact agents to view. Carpets and blinds included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Attractive Blue composite panelled SUDG and leaded front door with outside lighting leading to

ENTRANCE HALLWAY

With radiator, doorbell chimes, telephone point, thermostat for central heating system. Stairway to first floor with stained spindle balustrades. Door to

SEPARATE WC

With low level WC, wall mounted sink unit and tiled splashbacks.

FRONT FITTED DINING KITCHEN

11'11" x 8'4" (3.65 x 2.55)

With a range of fitted kitchen units consisting inset one and a half bowl single drainer resin sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and four drawer unit with contrasting working surfaces above and tiled splashbacks. Inset four ring gas hob unit with integrated extractor above. Further matching range of wall mounted cupboard units and one tall larder unit. Integrated single oven with grill. Plumbing for automatic washing machine. Wall mounted gas combination boiler for central heating and domestic hot water. Inset ceiling spotlights and radiator.



REAR LOUNGE

15'1" x 11'10" (4.62 x 3.61)

Living flame coal effect gas fire on raised hearth. Radiator, five wall lights, TV aerial point and coving to ceiling. UPVC SUDG sliding patio doors lead to:



HARDWOOD PANEL AND SUDG CONSERVATORY

11'1" x 9'7" (3.38 x 2.93)

One double power point, hardwood and SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

Stained spindle balustrades and loft access.

REAR BEDROOM ONE

15'1" x 11'10" (4.62 x 3.63)

Radiator. This bedroom could be made into two.



FRONT BEDROOM TWO

8'1" x 12'0" (2.47 x 3.66)

Radiator.



BATHROOM TO FRONT

6'8" x 8'4" (2.05 x 2.56)

Panelled bath with mixer tap and shower above, pedestal wash hand basin and low level WC. Contrasting tiled surrounds and radiator.



OUTSIDE

The property is set back from the road having a deep full width stoned hardstanding to front, there is also an outside tap. A wide slabbed pathway leads down the side of the property to the fenced and enclosed rear garden which is principally hard landscaped having a slate chipping patio adjacent to the rear of the property beyond which the garden is principally slabbed with surrounding beds. To the top of the garden there is a timber gate which leads to a double length stone driveway and a brick built garage.

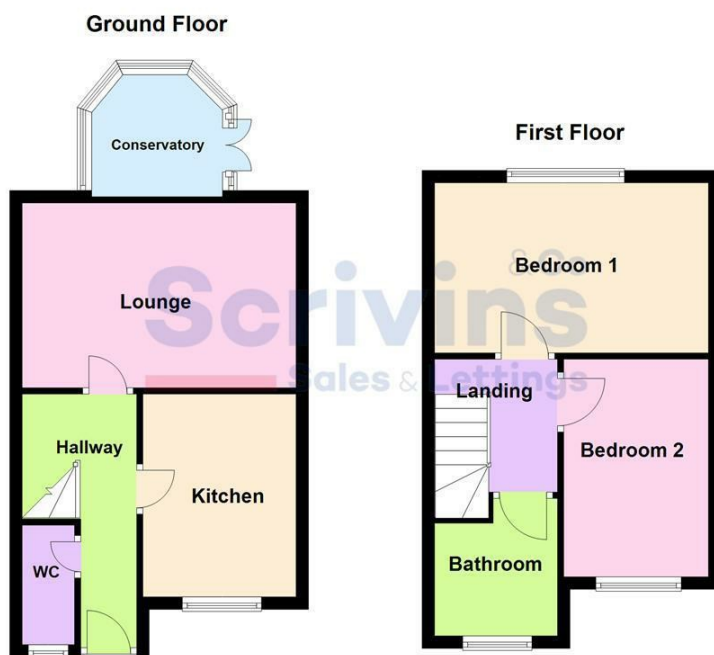
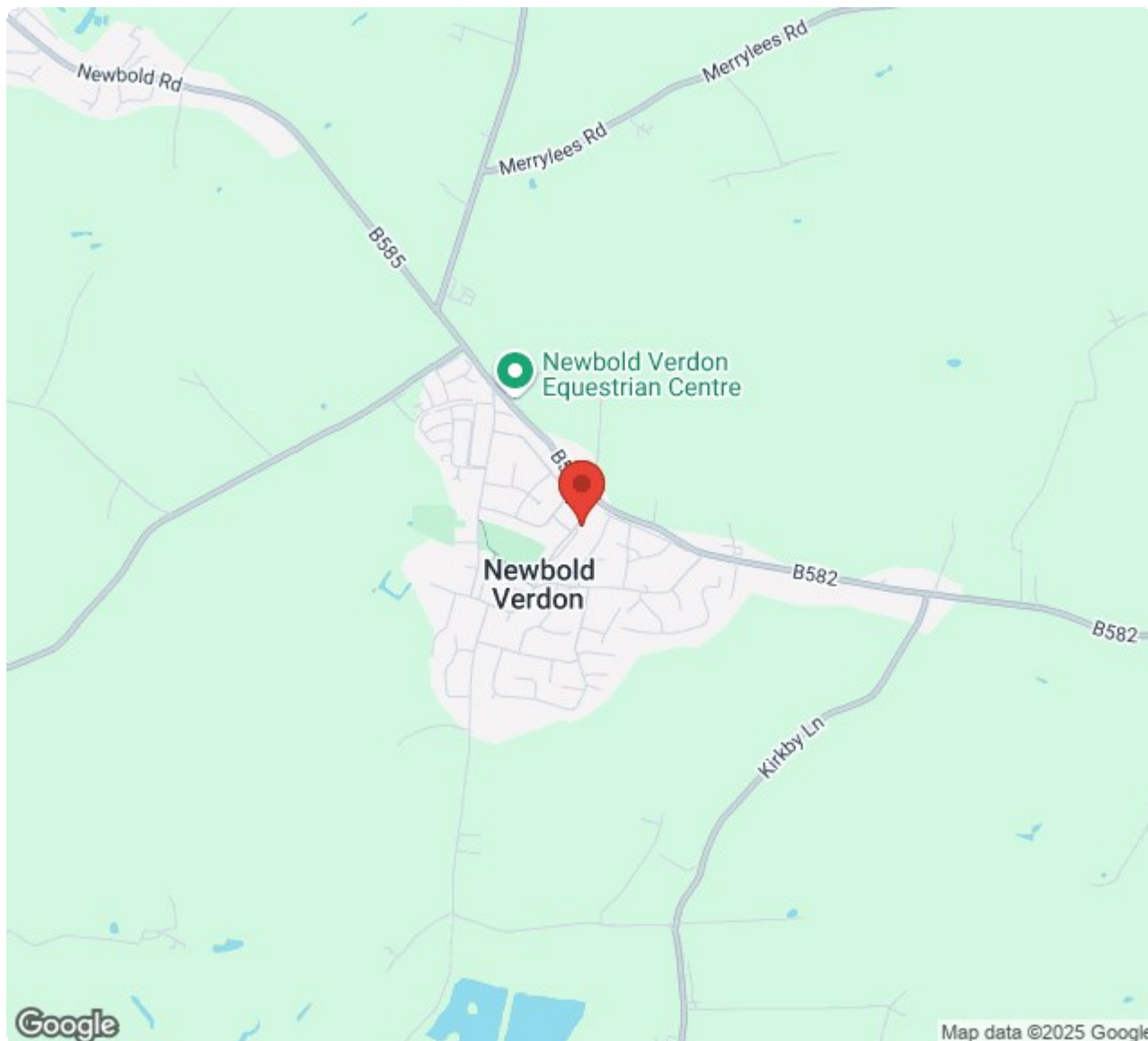


GARAGE

18'6" x 8'7" (5.65 x 2.64)

With up and over door to front, the garage has a pitched roof offering further storage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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