



## 16 CREW LANE, NEWBOLD VERDON, LE9 9QE

**OFFERS OVER £230,000**

No Chain. Attractive modern Bloor built semi detached house on a good size plot. Sought after convenient location within walking distance of the village centre including a parade of shops, primary school, doctors surgery, parks, bus service, takeaways, public houses and good access to major road links. Well presented with a range of good quality fixtures and fittings, including white panel interior doors, spindle balustrades, wooden flooring, coving, wired in smoke alarms, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, separate WC, fitted kitchen and lounge dining room with french door, two double bedrooms and bathroom with shower, long driveway and ample room for a extension or garage (Subject to planning permission). Front and large sunny rear garden with a shed. Viewing recommended. Carpets, blinds and white goods included.



## TENURE

Freehold

Council Tax Band B

## ACCOMMODATION

Open canopy porch with outside lighting, attractive grey composite panelled SUDG front door to,

### ENTRANCE HALLWAY

With grey oak finish laminate wood strip flooring, radiator, wall mounted consumer unit, doorbell chimes, telephone point, wired in smoke alarm, digital thermostat for the central heating system on the ground floor, coving to ceiling, stairway to first floor with white spindle balustrades, attractive white panelled interior door to



### SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, tiled splashbacks, radiator, extractor fan.



### KITCHEN TO FRONT

6'8" x 9'2" (2.04 x 2.81)

With a range of beech fitted kitchen units consisting inset one and a half bowls, single drainer stainless steel sink unit mixer tap above double base unit beneath. Further matching cupboard units, four drawer, contrasting black roll edge working surfaces above with inset four ring stainless steel gas hob unit, stainless steel single fan assisted oven with grill beneath, stainless steel splashback, stainless steel chimney extractor above. Tiled splashbacks further matching range of wall mounted cupboard units, one tall larder unit. Appliance recess points, plumbing for automatic washing machine and dishwasher (included), telephone point, inset ceiling spot lights, radiator.



### LOUNGE DINING ROOM TO REAR

13'6" x 10'10" (4.14 x 3.31)

With grey oak finished laminate wood strip flooring, two radiators, TV and telephone points and also a power point for a wall mounted flat screen TV, coving to ceiling, useful under stairs storage cupboard with fitted shelving, lighting, grey oak finished laminate wood strip flooring, UPVC SUDG french door leading to the rear garden.

### FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, coving to ceiling, door to airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water, loft access.

**BEDROOM ONE TO FRONT**

13'7" x 11'3" (4.15 x 3.43)

With radiator, coving to ceiling, fitted hanging rails, digital thermostat for the central heating on the first floor

**BEDROOM TWO TO REAR**

7'1" x 12'3" (2.17 x 3.75)

With radiator, TV and telephone points.



## BATHROOM TO REAR

6'1" x 7'7" (1.86 x 2.33)

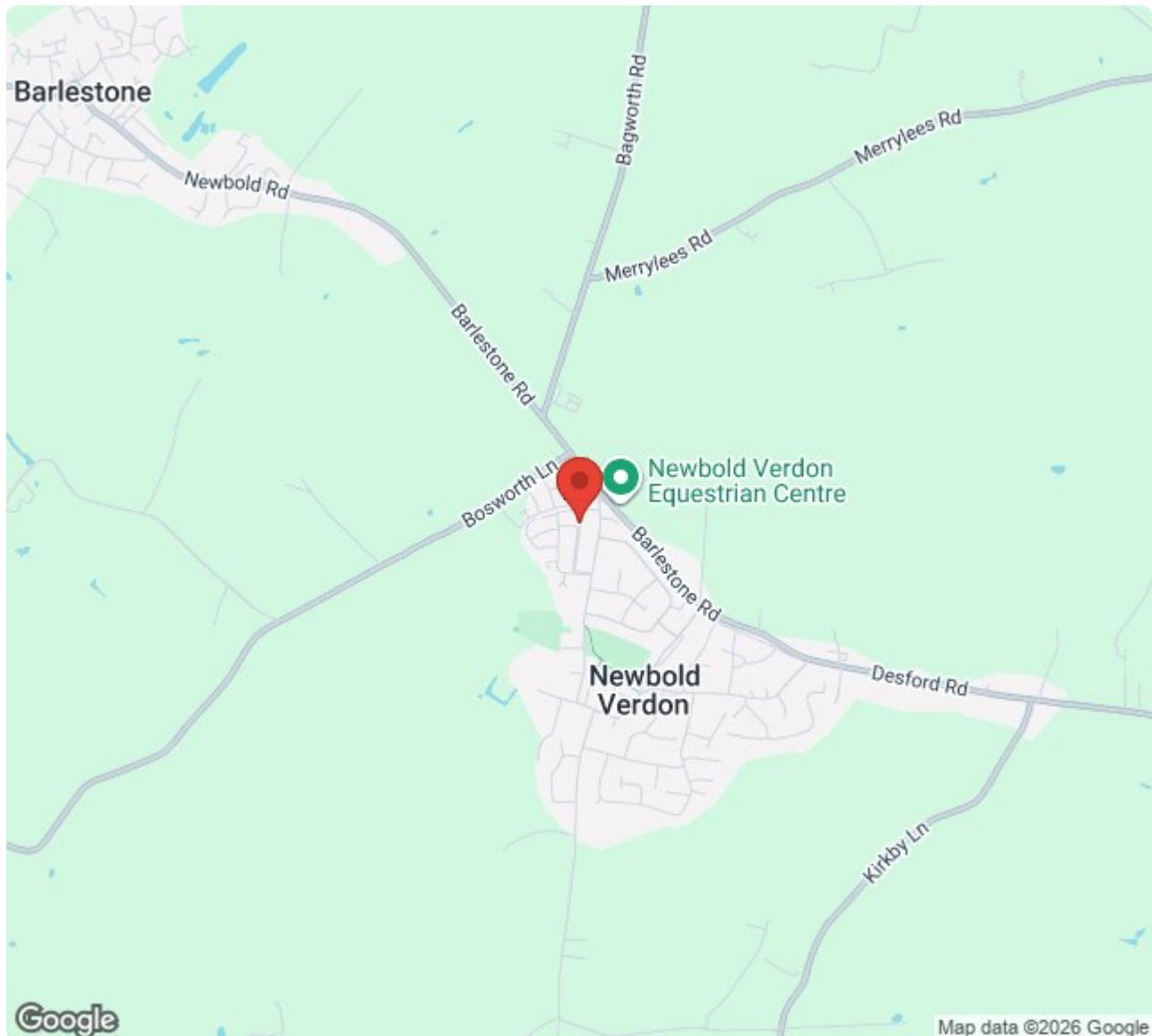
With white suite consisting panelled bath, mains rain shower and hand held shower above, glazed screen to side, pedestal wash hand basin, low level WC, contrasting tiled surrounds, wall mounted mirror fronted bathroom cabinet, chrome heated towel rail, shaver point, inset ceiling spotlights, extractor fan.



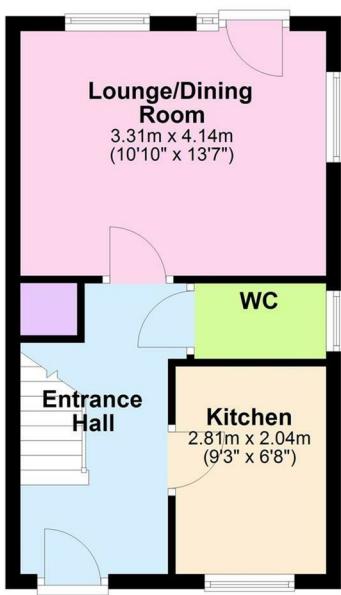
## OUTSIDE

The property is nicely situated in a cul de sac, set back from the road, the front garden in decorative stone. There is a long tarmacadam driveway leading down the side of the property where there is ample room for an extension or garage (subject to planning permission). A timber gate offers access to a good sized fully fenced enclosed rear garden which has a deep full width deep flagstone patio adjacent to the rear of the property where there is outside lighting, outside tap beyond which the garden is principally laid to lawn. To the top of the garden is a full width timber decking patio with surrounding gazebo with outside power points, timber shed. The garden has a sunny aspect.

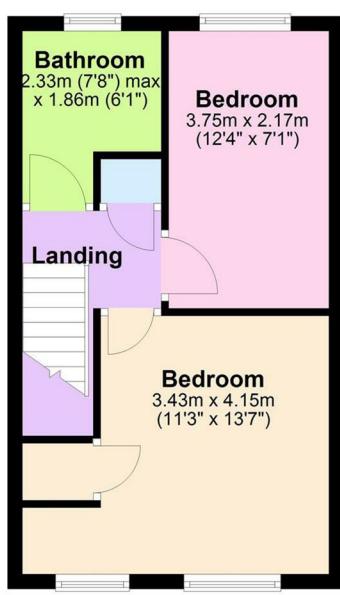




**Ground Floor**



**First Floor**



**Energy Efficiency Rating**

Very energy efficient - lower running costs (92 plus) A (81-91) B (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**

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**

**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