



## 77 PRESTON DRIVE, NEWBOLD VERDON, LE9 9PN

**OFFERS OVER £325,000**

Impressive, extended 4 bedroom semi detached home. Popular and convenient cul de sac location within walking distance of the village centre including shops, junior school, Doctors surgery, public houses and with good access to major road links. Immaculate contemporary style interior finished to a high standard benefiting from media wall, inset ceiling spot lights, Bi-fold doors, integrated appliances and built in wardrobes. Spacious accommodation offers entrance hallway, lounge and open plan kitchen diner. Four good sized bedrooms, family bathroom and shower room. Wide driveway to front and good sized enclosed rear garden. Carpets, curtains and blinds included. Viewing highly recommended.



## TENURE

Freehold

Council tax band B

EPC TBC

## ACCOMMODATION

Oak Pitch and tiled porch to composite and glazed door to



## ENTRANCE HALLWAY

12'10" x 6'4" (3.92 x 1.95)

With wood effect laminate flooring, heating thermostat, single panelled radiator with decorative cover, fashionable wall panelling, timber and glazed door to



## LOUNGE

13'1" x 17'5" (4.00 x 5.33)

With inset spotlights, white fashionable radiator with wall panelling and a media wall with recess for 65 inch plasma television. Double timber door and glazed door to



## KITCHEN/DINING ROOM

20'0" x 25'1" (6.12 x 7.66)

From the hallway there is a sliding pocket door also leading to the kitchen diner.

With grave wood effect LVT flooring, inset spotlights, Velux windows and a heat detector. A range of floor standing, fashionable matt kitchen cupboard units with quartz worktop, built in Indesit dishwasher and built in Lamona washing machine and plumbing. American style fridge freezer, five ring gas hob with extractor above. Inset resin sink with chrome mixer tap, further matching range of wall cupboard units. Including larder cupboards, grey wood effect tiled splashbacks. UPVC SUDG door to side access. Sliding pop up pocket door to rear garden. One of the kitchen cupboards also houses the gas meter.

Spindle balustrade staircase to



## FIRST FLOOR LANDING

13'3" x 9'8" (4.04 x 2.97)

With smoke alarm over stairs storage cupboard housing the main combination boiler for domestic hot water and gas central heating. Panelled door to

## REAR BEDROOM ONE

13'3" x 9'8" (4.04 x 2.97)

With fashionable white radiator, full length wardrobes with shelving and hanging rails in a fashionable mink colour.



## REAR BEDROOM TWO

12'6" x 10'8" (3.82 x 3.27)

Fashionable grey radiator, built in wardrobes with matt wood grain finish with drawers, hanging rails and shelving.



## REAR BEDROOM THREE

9'8" x 7'6" (2.96 x 2.30)

With grey wood effect laminate flooring and fashionable white radiator.



## FAMILY BATHROOM

5'4" x 6'4" (1.65 x 1.94)

With grey vinyl flooring three piece suite consisting of low level WC wall hung wash hand basin and chrome mixer tap. Panelled bath with chrome mixer tap and shower above. Multiple spray function shower.

Extractor fan, tiled surrounds, UPVC panelled ceiling, wall hung chrome towel heater.



## SECOND FLOOR LANDING

From second set of stairs. With a smoke alarm and inset spotlights.

## BEDROOM FOUR

12'9" x 11'6" (3.91 x 3.51)

With inset spotlights, TV aerial point and panelled door to



## SHOWER ROOM

7'4" x 11'4" (2.25 x 3.47 )

Black and grey wood effect vinyl flooring, inset spotlights, 3 piece suite consisting of low level WC, vanity sink unit with wash hand basin and, chrome mixer tap and storage beneath. Corner shower enclosure with a wall-mounted electric shower, extractor fan spotlights and double panelled radiator.

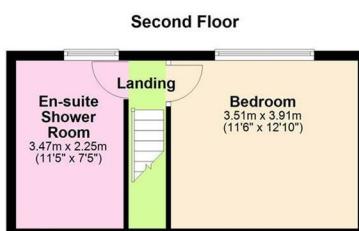
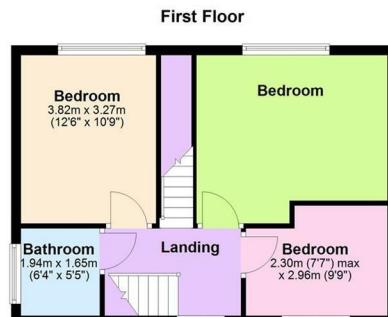
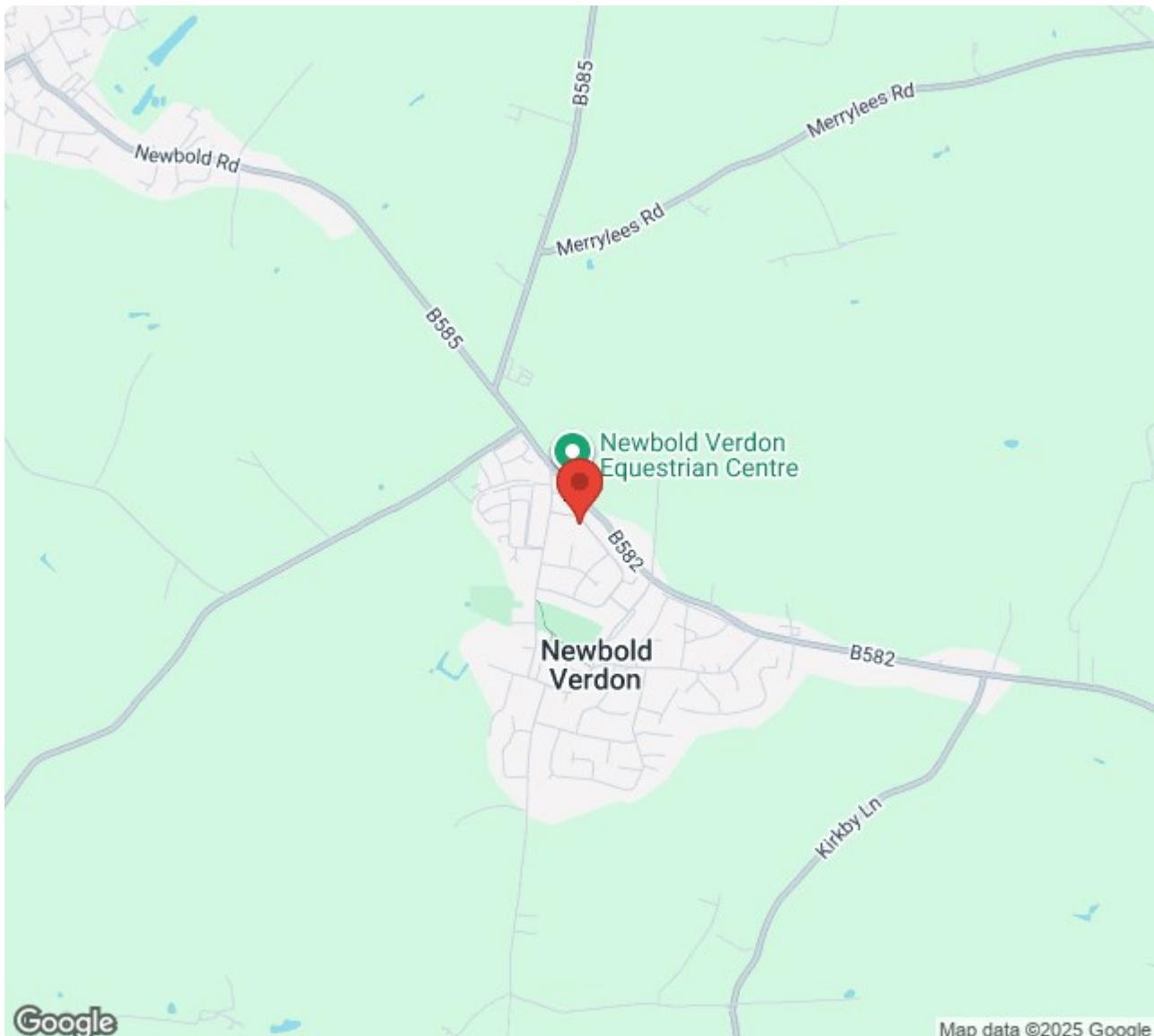


## OUTSIDE

Large tarmacadam driveway for ample parking. The property is well set back from the road with wrought iron gates leading to further parking.

Outside the rear of the property there is a full width porcelain patio, the garden is predominantly laid to lawn. Fenced and enclosed with an outside tap. brick built out building with outside WC and further storage area with electric and lighting.





Energy Efficiency Rating		Current	Potential
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			
England & Wales			
EU Directive 2002/81/EC			
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			
England & Wales			
EU Directive 2002/91/EC			

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