

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



47 OLD FARM LANE, NEWBOLD VERDON, LE9 9PG

ASKING PRICE £425,000

Superior 2014 J S Bloor built Astley design detached family home. Sought after and convenient cul de sac in this new Development within walking distance of the village centre, local schools, Doctors surgery, open countryside and with good access to major road links. Immaculately presented, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, wall panelling, ceramic tiled flooring, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, separate WC, lounge, study, impressive open plan living dining kitchen and utility room. 4 bedrooms (main with en suite shower room) and family bathroom with shower cubicle. Long driveway to single garage. Well kept front and enclosed sunny rear garden. Viewing highly recommended. Carpets & blinds included.



TENURE

Freehold

Council Tax Band E

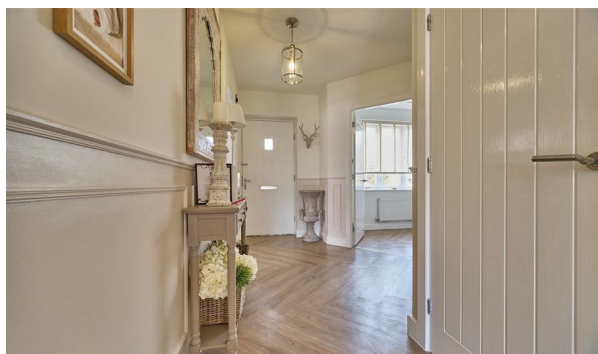
ACCOMMODATION

Timber canopy pitched and tiled porch to composite front door to

ENTRANCE HALLWAY

8'11" max x 16'2" (2.74 max x 4.94)

With wood effect luxury vinyl tiled flooring, two single panelled radiators. Wall mounted Danfoss heating thermostat, smoke alarm. Doorbell chime. Fashionable wall panelling. Panelled door to useful under stairs storage cupboard. Panelled door to



STUDY/PLAYROOM

10'4" x 6'0" (3.15 x 1.85)

With wood effect luxury vinyl tiled flooring, single panelled radiator. Bespoke timber laminated desk, panelled door to



DOWNSTAIRS WC

5'4" x 3'1" (1.65 x 0.96)

With low level WC, vanity wash hand basin basin with storage beneath, chrome taps above, extractor fan and wall panelling. Wall mounted consumer unit. Panelled door to



LOUNGE

12'7" x 15'10" (3.85 x 4.85)

With single panelled radiator, bay window to side, wall panelling. Door to



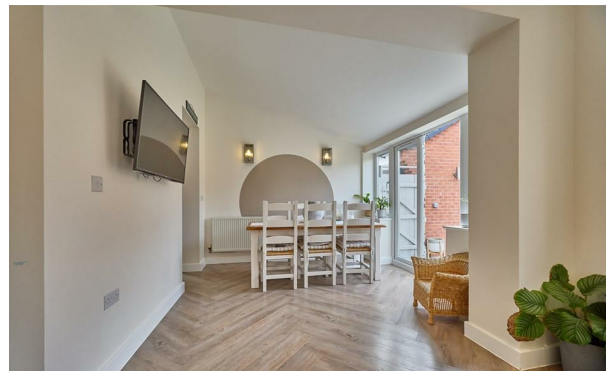
OPEN PLAN KITCHEN/DINER

25'9" x 9'5" (7.85 x 2.88)



DINING AREA

With luxury vinyl tiled flooring, one single panelled radiator, one double panelled radiator, UPVC SUDG French doors to rear garden. Inset spotlights.



KITCHEN AREA

A range of fashionable matt finish cream floor standing kitchen cupboard units with brushed chrome handles, built in Bosch dishwasher, double Hotpoint oven, Hotpoint built in fridge/freezer, built in wine cooler with wine rack. Further matching range of wall cupboard units, Quartz worktop and upstands. White resin sink with brushed chrome mixer tap. Matching island unit with storage beneath, Zanussi four ring electric hob above, extractor fan. Opening to



UTILITY ROOM

5'4" x 6'8" (1.63 x 2.05)

With luxury vinyl tiled flooring, fashionable upstanding white radiator, cupboard units matching the kitchen with oak block worktop, ceramic sink with chrome mixer tap, the wall cupboard unit houses the Baxi boiler for domestic hot water and gas central heating, plumbing for automatic washing machine. Door to cupboard for further under stairs storage.



FIRST FLOOR LANDING

With white spindle balustrades, smoke alarm, single panelled radiator, panelled door to useful storage cupboard housing the immersion tank for domestic hot water and shelving. Loft access, the loft is partially boarded. Panelled door to



BEDROOM ONE TO FRONT

10'3" x 9'10" (3.13 x 3.00)

With single panelled radiator, wall panelling. Built in matt finish cream wardrobes with brushed chrome handles with shelving and hanging rail. Panelled door to



EN SUITE SHOWER ROOM

5'3" x 6'9" (1.62 x 2.06)

With tiled flooring, vanity sink unit, storage beneath, chrome mixer tap above. Low level WC, open shower with glazed shower screen, bar shower with hand attachment. Inset ceiling spotlights, extractor fan, chrome towel heater. Panelled door to



BEDROOM TWO

11'6" x 8'3" (3.53 x 2.52)

With single panelled radiator, matt finish cream built in wardrobes with sliding doors and brushed chrome handles, shelving and hanging rails. Panelled door to



BEDROOM THREE TO REAR

8'0" x 10'4" (2.44 x 3.15)

With single panelled radiator. Panelled door to



BEDROOM FOUR

6'9" x 10'4" (2.06 x 3.15)

With single panelled radiator, fashionable wall panelling. Panelled door to



FAMILY BATHROOM

7'0" x 11'5" (2.14 x 3.48)

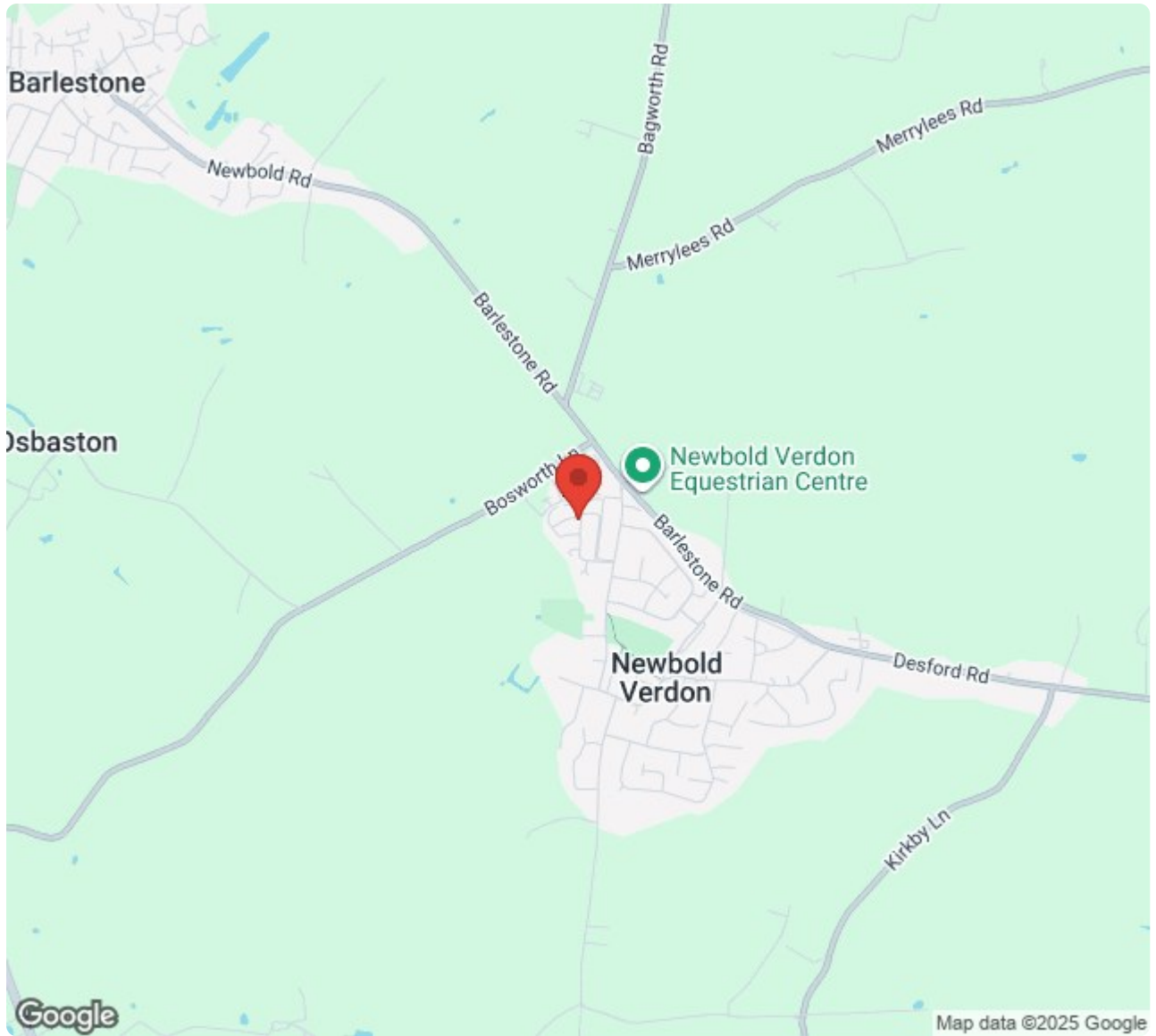
With tiled flooring, freestanding bath with chrome mixer taps, low level WC, vanity sink unit with storage beneath, chrome taps above. Enclosed shower with glazed screen, bar shower with hand attachment, chrome towel heater. Inset ceiling spotlights and extractor fan.



OUTSIDE

The property is set back from the road with a porcelain slabbed path to the front door, surrounded by decorative stone, slate beds with mature trees. A tarmacadam driveway to single garage with up and over door to front, electric and lighting. A timber pedestrian gate to rear garden, porcelain slabbed patio adjacent to the rear of the property, the garden is predominantly laid to lawn enclosed with fashionable slatted fencing. Further concrete slabbed patio to the rear of the garage, outside lighting and tap.





| 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 | | |
| | 80 | 84 |
| 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 | | |



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