Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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11 RECTORY GARDENS, NEWBOLD VERDON, LE9 9AJ

£130,000

Modern first floor maisonette . Sought after convenient location within walking distance of the village centre, including a parade of shops, primary school, doctors surgery, takeaways, public houses, bus service, parks, open countryside and good access to major road links. Well presented and benefiting from tiled flooring, integrated appliances and electric heating. Accommodation offers open plan living dining kitchen, shower room and double bedroom. Allocated parking space and further visitor parking. Communal garden. Carpets and blinds included.

TENURE
Leasehold
983 years remaining on the lease
£280 per year fee to the management company
Rectory Gardens Management company (owned by all of the residents)

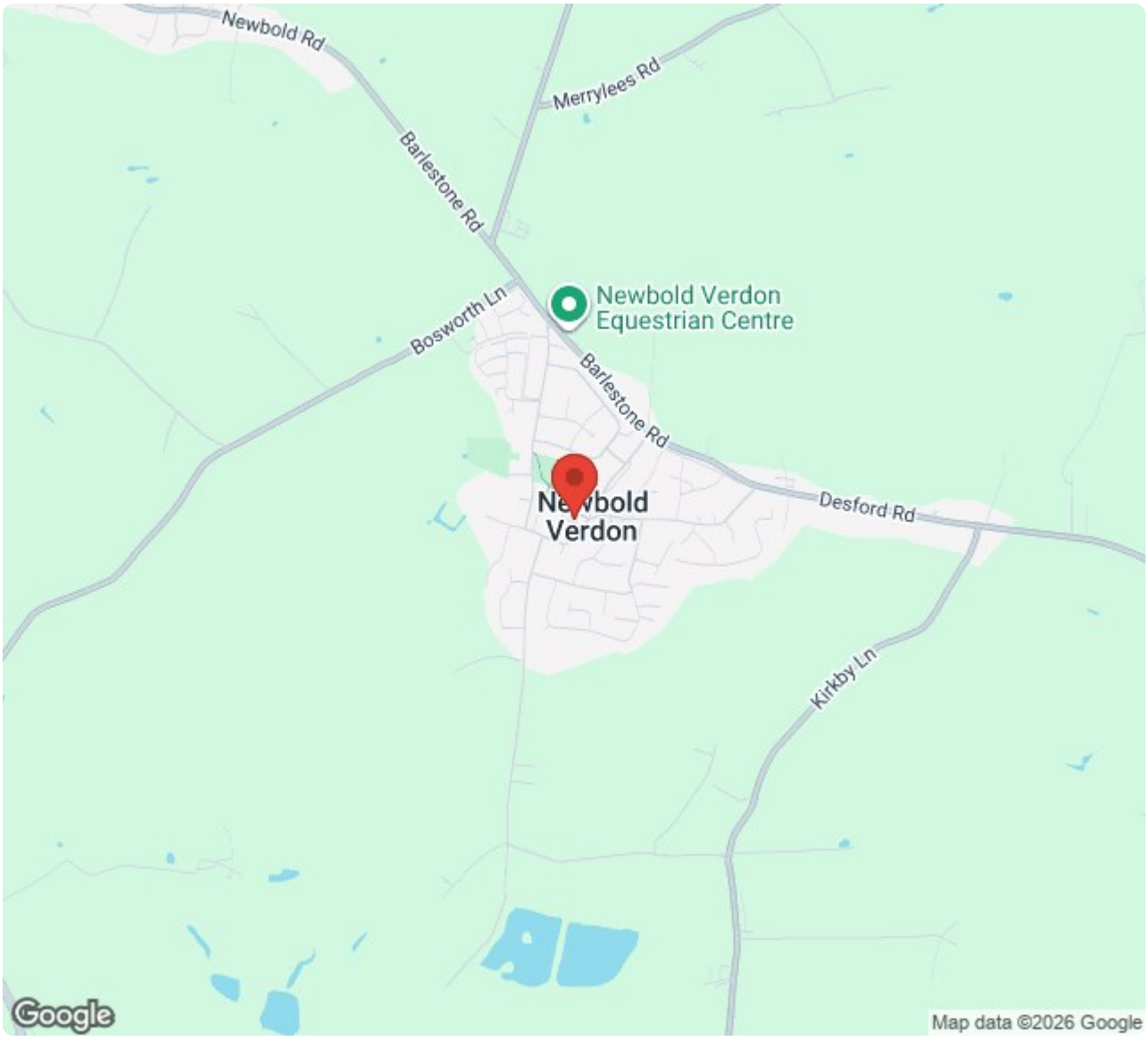
ACCOMMODATION
Composite front door to

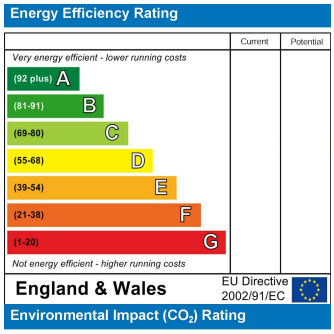
OPEN PLAN LIVING DINING KITCHEN
12'7" x 17'5" max (3.84 x 5.33 max)
The kitchen area: With a range of wood effect floor standing kitchen units with roll edge working surface above and inset one and half bowl stainless steel drainer sink. A range of integrated appliances include a fridge freezer, double AEG oven, electric hob, extractor fan and washer dryer. A further range of matching wall mounted cupboard units. Tiled flooring.
The living area: with radiator and TV aerial point. Wood panelled interior door to a storage cupboard housing the control panel for the alarm system and the consumer unit. A further door to a further storage cupboard housing the water tank.

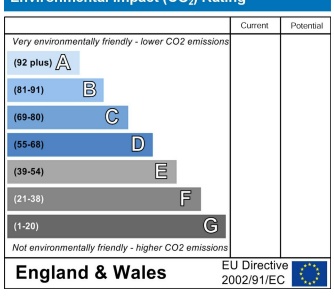
SHOWER ROOM
5'5" x 6'3" (1.66 x 1.92)
A large walk in shower cubical with rain fall shower attachment and shower screen to side. Low level WC, vanity sink unit with double cupboard beneath. Fully tiled surrounds including the flooring, black heated towel rail and extractor fan.

BEDROOM
9'8" x 10'9" (2.96 x 3.29)
With a double wardrobe unit with sliding door to front and radiator.

OUTSIDE
The property benefits from an allocated parking space as well as further visitor parking and a communal garden.







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