



52B PRESTON DRIVE, NEWBOLD VERDON, LE9 9PL

OFFERS OVER £125,000

Spacious first floor maisonette. Popular and convenient location within walking distance of the village centre including a parade of shops, primary school, doctors surgery, takeaways, public houses, open countryside and good access to major road links. Well presented and benefiting from laminate wood strip flooring, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, inner hallway, lounge diner, kitchen, two double sized bedrooms and bathroom. Long sunny rear garden with brick built store. Carpets, blinds and light fittings included.



TENURE

Council Tax Band A

Leasehold

116 years remaining on lease

£157.52pa for maintenance and service charge

ACCOMMODATION

UPVC SUDG door to

ENTRANCE HALLWAY

With stairway and white wooden interior door to

INNER HALLWAY

With loft access, radiator and white wooden interior door to



LOUNGE DINER TO FRONT

17'11" x 12'11" (5.47 x 3.95)

With radiator and TV aerial point.



KITCHEN TO REAR

9'8" x 9'4" (2.96 x 2.86)

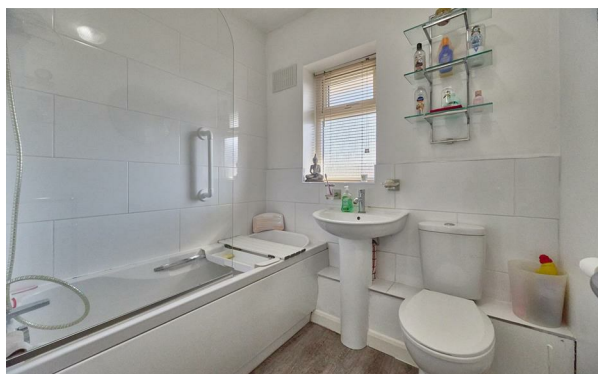
With a range of floor standing fitted kitchen units with roll edge working surfaces above, inset stainless steel drainer sink with mixer tap. Appliance recess points, further matching range of wall mounted cupboard units, white tiled splashbacks, radiator and laminate wood strip flooring.



BATHROOM TO REAR

6'5" x 5'6" (1.97 x 1.69)

With white panelled bath with mixer tap and shower attachment above, low level WC, pedestal wash hand basin, white tiled surrounds, radiator with chrome towel rail surrounding and laminate wood strip flooring.



BEDROOM ONE TO REAR

12'11" x 8'8" (3.95 x 2.66)

With radiator, doors to a storage cupboard and also houses the gas combination boiler for central heating and domestic hot water.



BEDROOM TWO TO FRONT

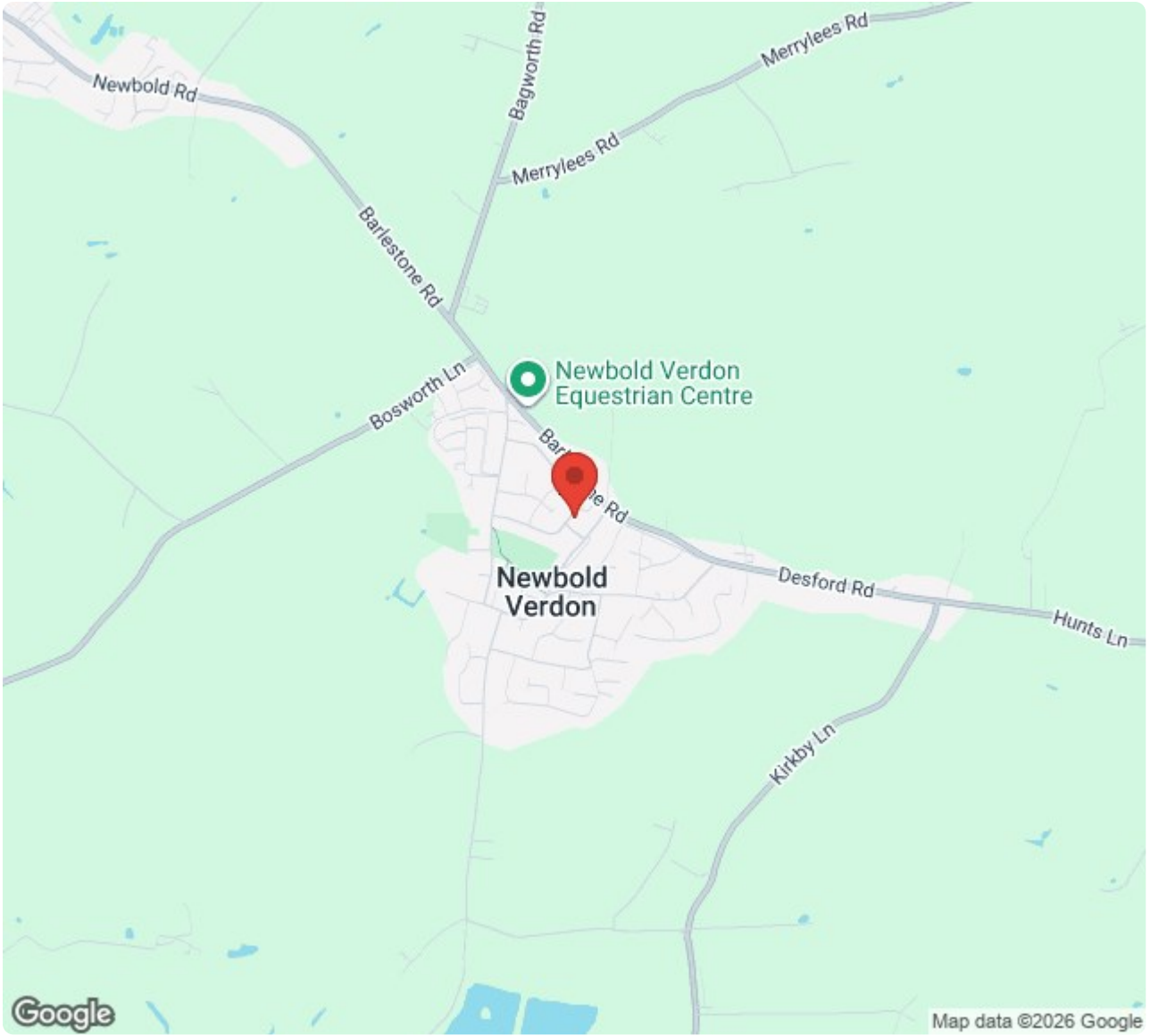
12'11" x 9'4" (3.95 x 2.86)

With radiator and doors to a storage cupboard.

OUTSIDE

Outside the property is nicely situated setback from the road with steps leading to the front door. To left hand side of the property is a pathway leading to a brick built store beyond which is the rear garden which is principally laid to lawn with a slabbed pathway leading down the right hand side to a stoned patio area.





Ground Floor



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 2002/91/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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