

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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77 DRAGON LANE, NEWBOLD VERDON, LE9 9NH

ASKING PRICE £240,000

Extended, vastly improved and refurbished traditional bay fronted semi detached family home of character on a large plot with home office/studio. Sought after and convenient location, within walking distance of the village centre including a parade of shops, primary school, doctors surgery, bus service, parks, takeaways, public houses, open countryside and good access to major roads links. Immaculately presented including white panel interior doors, laminate flooring, feature panelling, feature open fireplace, refitted kitchen and shower room, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias.

Spacious accommodation offers open porch, entrance hall, lounge, extended open plan living dining kitchen. Two double bedrooms (could easily be made into three bedrooms) and shower room. Well kept landscaped deep front and large sunny rear garden with home office/studio. Double width driveway and potential garage space. Viewing recommended. Blinds included.



TENURE

Freehold

ACCOMMODATION

Open pitched and tiled canopy porch with ceramic tiled flooring, outside coach lamp, UPVC SUDG front door leads through to

ENTRANCE HALLWAY

With ceramic tiled flooring, radiator, shelf above, stairway to first floor. White wood panel and glazed door to

FRONT LOUNGE

12'0" x 17'6" (3.66 x 5.34)

With feature open fireplace having raised slate hearth, brick backing and solid wooden beam above. Fitted white display shelving into side alcoves, oak finish laminate wood strip flooring. Feature grey wood panelling to one wall, double panelled radiator, TV and telephone points including broadband. Coving to ceiling. White wood panel and glazed door to



EXTENDED OPEN PLAN LIVING DINING KITCHEN

19'7" x 15'3" max (5.99 x 4.67 max)



LIVING DINING AREA

15'4" x 10'7" (4.68 x 3.23)

With feature Victorian style black cast iron fireplace with raised grey granite hearth, oak finish laminate wood strip flooring. Feature grey wood panelling to one wall, two double radiators. Coving to ceiling, fitted meter cupboard door to useful under stairs cupboard.



EXTENDED AND REFITTED KITCHEN AREA

15'5" x 8'3" (4.72 x 2.53)

With a fashionable range of navy blue fitted kitchen units consisting inset double bowl Belfast sink unit with mixer taps above, double base unit beneath, further matching range of floor mounted cupboard units and two drawer unit. Contrasting walnut finish roll edge working surfaces above with inset four ring halogen hob unit, stainless steel extractor hood above. Tiled splashbacks, further matching range of wall mounted cupboard units. Integrated fan assisted oven with grill and microwave oven. Appliance recess points, plumbing for automatic washing machine, further display shelving. Radiator concealed by a decorative wood panel surrounds. Ceramic tiled flooring, coving to ceiling. UPVC SUDG french door leading to the rear garden.



FIRST FLOOR LANDING

With oak finish laminate wood strip flooring, large loft access with extending timber ladder for access, the loft is partially boarded with lighting. Attractive white six panelled interior door to

BEDROOM ONE

15'5" x 9'4" (4.71 x 2.85)

With a range of fitted bedroom furniture in light grey consisting two full height double wardrobes, oak finish laminate wood strip flooring, radiator.



REAR BEDROOM TWO

10'7" x 15'6" (3.24 x 4.73)

With oak finish laminate wood strip flooring, radiator, full height airing cupboard housing the Worcester Gas condensing combination boiler for central heating and domestic hot water (new as of 2024) with a wireless digital programmer. Could easily be made into two bedrooms.



REFITTED SHOWER ROOM

6'0" x 9'0" (1.84 x 2.76)

With white suite consisting of a fully tiled walk in shower with a glazed shower screen, vanity sink unit with Anthracite soft close draw beneath, low level WC. Contrasting tiled surrounds. Chrome heated towel rail, built in display and storage shelving, Extractor fan.



OUTSIDE

The property is set well back from the road screened behind a low brick wall retaining wall, the front garden is hard landscaped in decorative stone with well stocked beds and borders. A slabbed pathway and timber gate lead down the side of the property to the good sized rear garden which is enclosed by a panelled fencing, having a sunny aspect. A full width slabbed patio adjacent to the rear of the property with timber seat, storage beneath, raised bed to side, outside tap and double power point, beyond which is a full width stoned and timber decking patio with surrounding well stocked beds, beyond which is a decorative stone pathway and patio with surrounding beds and borders. A timber and glazed door leading to a studio and home office. To the top of the garden is a lawned area with large timber shed and further bike storage. To the top of the garden there is timber fencing and double gates lead to a full width stone driveway offering ample car parking for at least 2 cars.



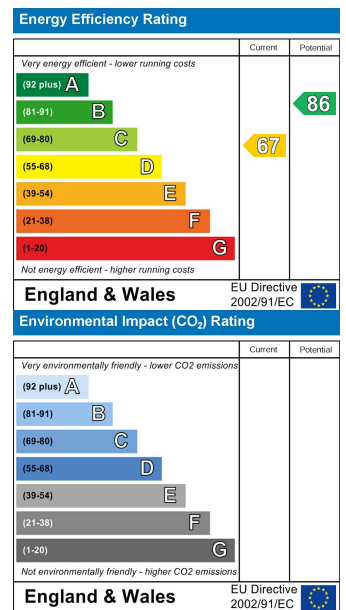
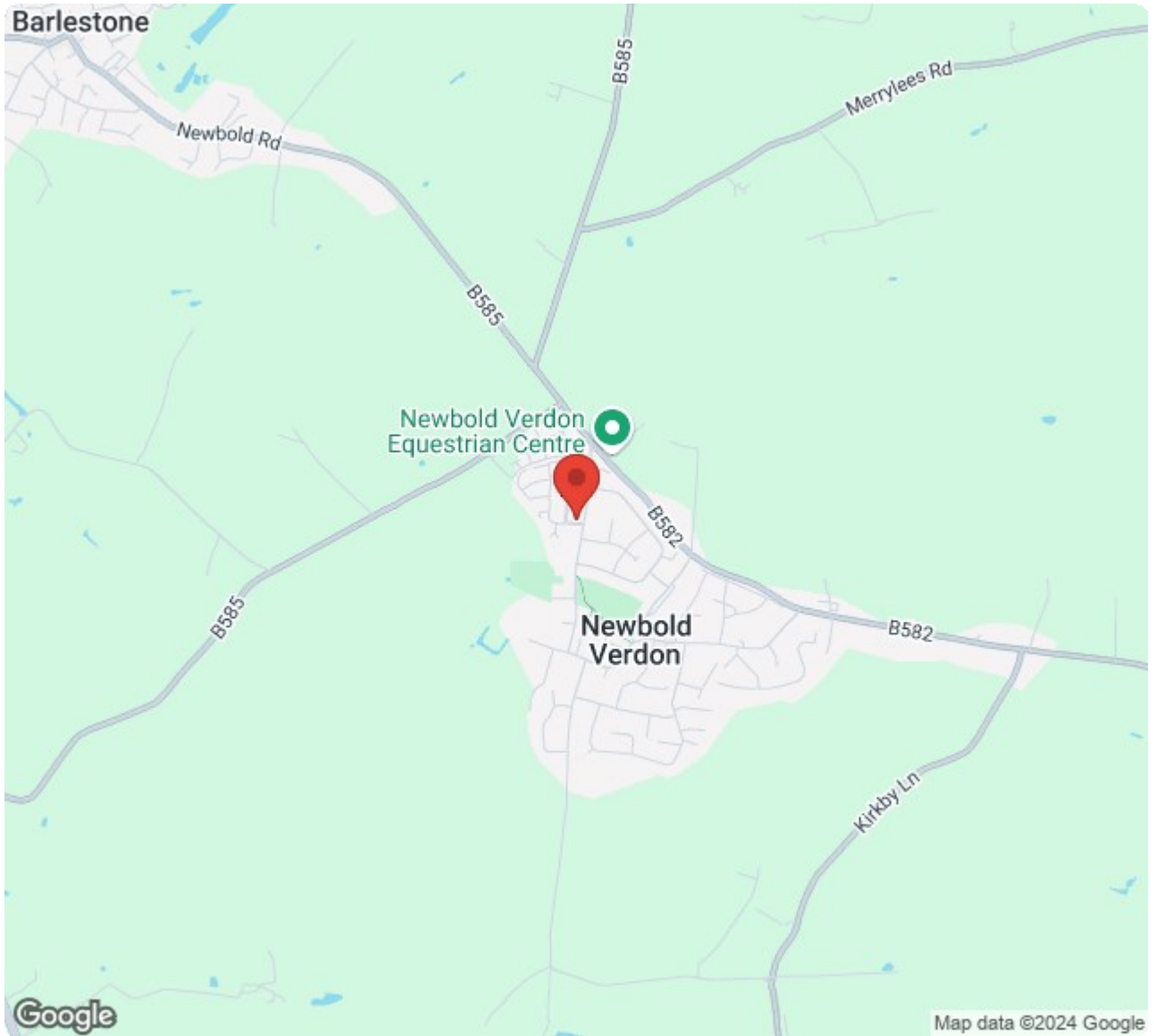
STUDIO / HOME OFFICE

7'7" x 19'1" (2.32 x 5.84)

With oak finish laminate wood strip flooring, insulated and plastered. SUDG windows and french door.







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