



3 Dragon Lane,  
Newbold Verdon, LE9 9NG









£287,500

### GENERAL

A charming cottage full of character located close to the centre of Newbold Verdon. Number 3 Dragon Lane was once two cottages and much of the original character has been preserved with period fireplaces, beamed ceilings and exposed wall timbers. The accommodation briefly includes a wonderful sitting room with open fireplace, a dining room with beamed ceiling and kitchen. On the first floor there are three double bedrooms and a large bath/shower room. Outside there are two parking spaces, a pretty part walled cottage garden and two outbuildings. The property is being sold with no upward chain.

### LOCATION

The property is located in the popular West Leicestershire village of Newbold Verdon. There are a fantastic range of facilities in the village including a primary school, health centre and shops. Newbold Verdon is well located for commuting to Leicester and access to the motorway network.

The historic town of Market Bosworth lies to the West where again, there is an excellent range of shops and restaurants overlooking the market place.

### THE COTTAGE

The accommodation is arranged over two floors as follows. Front door opening into entrance hall.

### ENTRANCE HALL

Wooden boarded floor, central heating radiator.

### CLOAKROOM

With low flush lavatory and wash hand basin.



### DINING ROOM

3.23m x 2.87m (10'7" x 9'5")

There is a fireplace with brick surround, beamed ceiling and burnished ceramic tiled floor. An enclosed staircase rises to the first floor and there are two understairs storage cupboards. Central heating radiator.

### SITTING ROOM

6.48m x 3.23m (21'3" x 10'7")

An elegant and light room that runs the full width of the cottage. There is an open fireplace with bespoke shelving to one side, exposed wooden timbers over the window, stable doors opening onto a path at the rear. Two central heating radiators.

### KITCHEN

5.66m x 2.13m to 1.85m (18'7" x 7' to 6'1")

The kitchen is fitted with a range of cream units with hard-wearing "earthstone" work surfaces. There is a sink unit with an insinkerator waste disposal unit, plumbing for a dishwasher, a "Bosch" induction hob with extractor in canopy over together with a "Bosch" single oven and microwave. There is quarry tiled flooring with a step up to the utility area.

### UTILITY AREA

There are further units, plumbing for washing machine, space for another appliance and stable door opening into the garden. Kick heater and quarry tiled floor.

### ON THE FIRST FLOOR

An enclosed staircase rises from the dining room to the first floor landing.

### FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms and bathroom.

### BEDROOM ONE

3.35m x 3.28m (11' x 10'9")

A full height ceiling gives the bedroom a real feeling of space. There is a pretty ornamental fire surround, central heating radiator.

### BEDROOM TWO

3.30m x 3.28m (10'10" x 10'9")

Another good sized double bedroom with full height ceiling, ornamental fire surround and central heating radiator.

### BEDROOM THREE

3.25m x 3.05m (10'8" x 10')

Again, another double bedroom with full height ceiling and central heating radiator. (maximum measurements).

### BATH/SHOWER ROOM

3.28m x 2.13m (10'9" x 7')

A really good sized room with a suite comprising a panelled bath, low flush lavatory and wash hand basin. There is a separate shower cubicle, ladder style towel rail and tiled floor with electric underfloor heating. Also a good sized fitted cupboard ideal for storage.

### OUTSIDE

There is a block paved double space parking area which opens into the pretty garden. Also adjoining the parking area are two stores.

### GARDEN

There is a pretty part-walled cottage garden and a patio for outdoor alfresco dining.

### IMPORTANT NOTE

It should be noted that the neighbouring property has a right a way to access the back of their cottage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



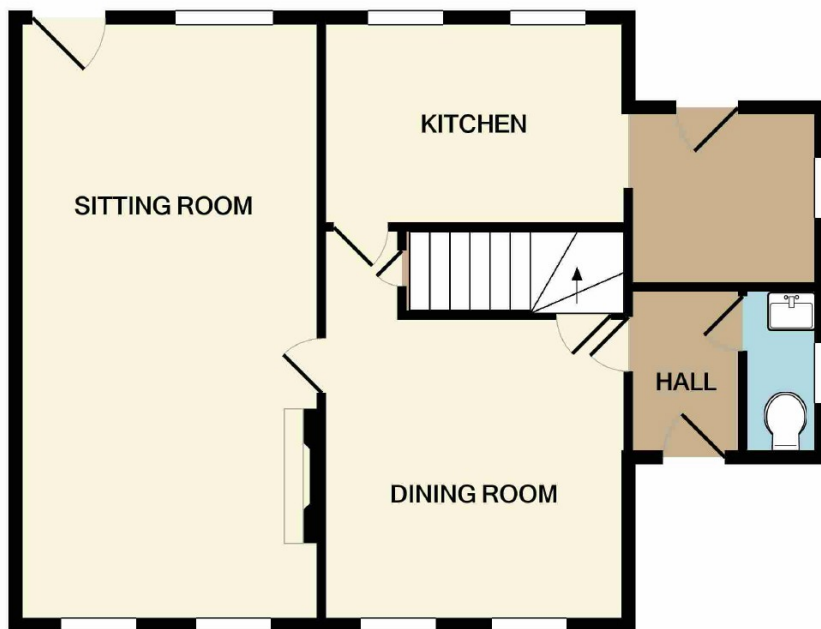




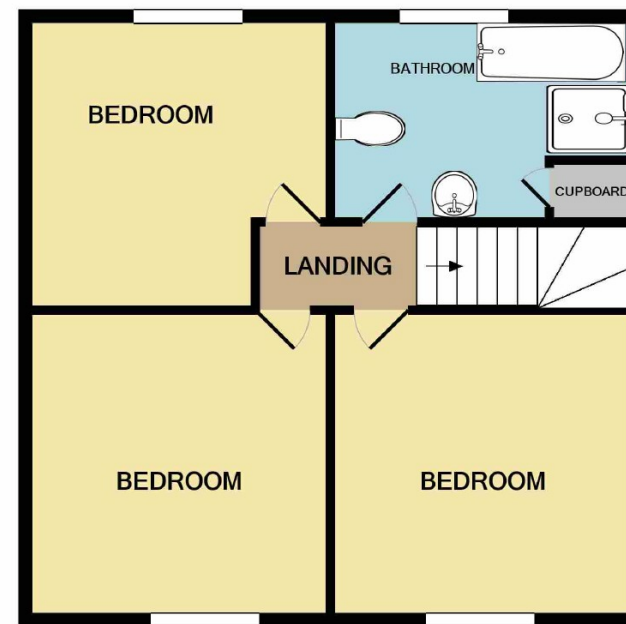








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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