



19 Peters Avenue,  
Newbold Verdon,  
Leicestershire, LE9 9PQ









£305,000

#### GENERAL

A superb semi detached house on a quite exceptional plot. The house is set well back from the road with plenty of parking to the front. The accommodation briefly includes on the ground floor, a large through sitting room and a breakfast kitchen, both of which overlook the rear garden. On the first floor, there are three double bedrooms and a contemporary bathroom. An awing runs along the back of the house creating a wonderful space for outdoor dining and entertaining. There is a large single garage and a good sized garden.



## 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 HOUSE

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

## RECEPTION HALL

With wood laminate style flooring, understairs storage cupboard and stairs rising to first floor. Central heating radiator.

## SITTING ROOM

22' x 11'

A superb light room which runs the full width of the house. The principal feature is the ornamental fireplace with contemporary electric fire. There are two central heating radiators and sliding patio doors opening onto the garden.

## BREAKFAST KITCHEN

14'3" x 9'

Overlooking the garden. The breakfast kitchen is fitted with a comprehensive range of base and wall units incorporating a single oven and four ring gas hob with extractor over. There is an inset one and a half bowl sink unit and breakfast bar. Door to garden.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the first floor landing.

## FIRST FLOOR LANDING

Opening off the first floor landing are the bedrooms and bathroom.

## PRINCIPAL BEDROOM

11' x 10'7"

A bank of fitted wardrobes run along one wall. Central heating radiator. (Second measurement is 9'5" measured to wardrobe fronts).

## BEDROOM TWO

11' x 10'

A good sized double bedroom which overlooks the garden. Central heating radiator.

## BEDROOM THREE

10' max x 9'1" max

Overlooking garden. Central heating radiator.

## FAMILY BATHROOM

Suite comprising a panelled bath with shower over and screen. Low flush lavatory and wash hand basin. Chrome ladder style towel rail.

## OUTSIDE

The house is well set back from the road and has a wall which runs along the front boundary opening onto the stoned parking area. Gates open onto a drive which leads to the single detached garage.


## SINGLE DETACHED GARAGE

The garage is currently divided in two with a partitioned wall which could easily be removed.

## THE GARDENS

Immediately adjoining the house there is a terrace over which there is a large awning, which has created a fantastic outdoor dining and entertaining area. The remainder of the garden is mainly laid to lawn and at the top of the garden, there is a fenced off barked play area / dog run. A shed is included in the sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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 















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