

Sinclair



17 Laburnum Avenue, Newbold Verdon

£280,000

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Newbold Verdon

Offered with NO UPWARD CHAIN. This THREE BEDROOM SEMI DETACHED family home occupying a sought after location within the popular commuter village of Newbold Verdon comes to the market featuring an expansive double garage, leading to a 48' workshop and in brief comprises and entrance hall, lounge/diner, conservatory and kitchen with accompanying w.c to the ground floor with stairs rising to the first floor landing giving way to three bedrooms and the family bathroom To the outside, the home enjoys a private garden to rear and ample frontage able to accommodate off road parking for multiple vehicles.

Council Tax band: B

Tenure: Freehold

- Offered With No Upward Chain
- Three Bedrooms
- Conservatory
- Double Garage
- Workshop
- Lots of Potential



GROUND FLOOR

Entrance Hall

Entered via a uPVC front door with inset opaque double glazed panel and having an adjacent uPVC double glass window to front whilst comprising stairs rising to the first floor and giving way to the lounge/diner.

Lounge/ Diner

23' 8" x 15' 3" (7.21m x 4.65m)

Enjoying a dual aspect with uPVC double glazed window to front and aluminium framed double glazed doors to rear and comprising an ornamental fireplace with brick surround and brick and stone hearth (not in use), coving and understairs storage access.

Conservatory

7' 7" x 7' 4" (2.31m x 2.24m)

Entered via the lounge through aluminium framed patio doors and comprising ceramic tiled flooring, timber framed window to side and having aluminium frame patio doors accessing the rear garden.

Kitchen

9' 9" x 9' 7" (2.97m x 2.92m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a sink and drainer unit with tiled splashbacks, space and plumbing for appliances, uPVC double glazed window to rear and having a pantry.

W.C

Comprising a low level w.c, pedestal wash hand basin with tiled splashbacks, laminate flooring and having an opaque uPVC double glazed window to rear.



Workshop

48' 4" x 11' 5" (14.73m x 3.48m)

Acting as an extension of the double garage, the workshop enjoys light, power, timber framed bifold doors and further personnel door to side with additional uPVC double glazed window and accessing the side passage with side gated access giving way to the front driveway.

FIRST FLOOR

Landing

Stairs rising to the first floor landing give way to three bedrooms, family bathroom and comprise uPVC double glazed window to side and loft hatch.

Bedroom

11' 7" x 10' 9" (3.53m x 3.28m)

Having uPVC double glazed window to rear and a range of timber framed fitted wardrobes.

Bedroom

10' 7" x 11' 9" (3.23m x 3.58m)

Having a uPVC double glazed window to front.

Bedroom

7' 8" x 7' 2" (2.34m x 2.18m)

Having uPVC double glazed window to front.

Bathroom

6' 9" x 7' 0" (2.06m x 2.13m)

This three piece suite comprises a low level w.c, pedestal wash hand basin with panelled bath, electric shower over, opaque uPVC double glazed window to rear and airing cupboard housing the gas fired at central heating boiler.



REAR GARDEN

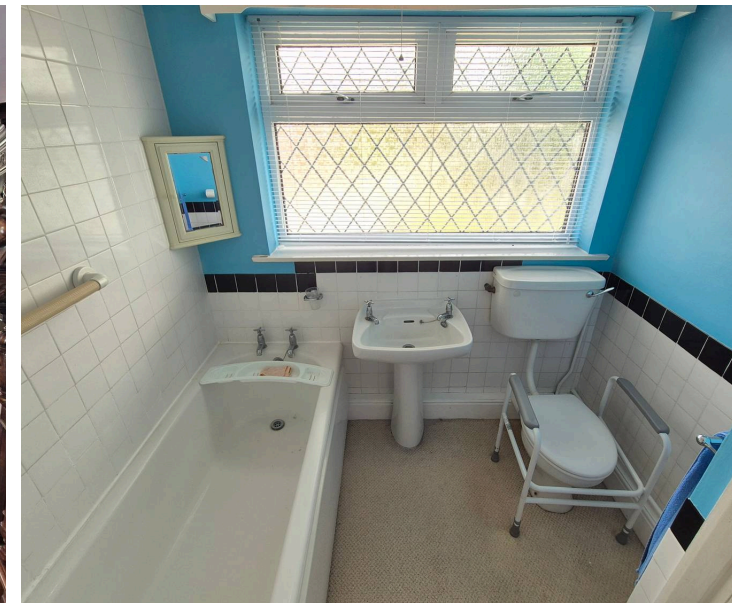
A paved seating area facilitated by a water point gives way to a well maintained lawn, edged by flower beds and a range of shrubs whilst also providing a steel shed, sunken pond and a mature array of flowers.

Double garage

24'0" x 12'9" widening to 18'5" The expansive double garage, leading to a workshop in brief is entered via two up and over doors to front, a skylight and having both light and power.

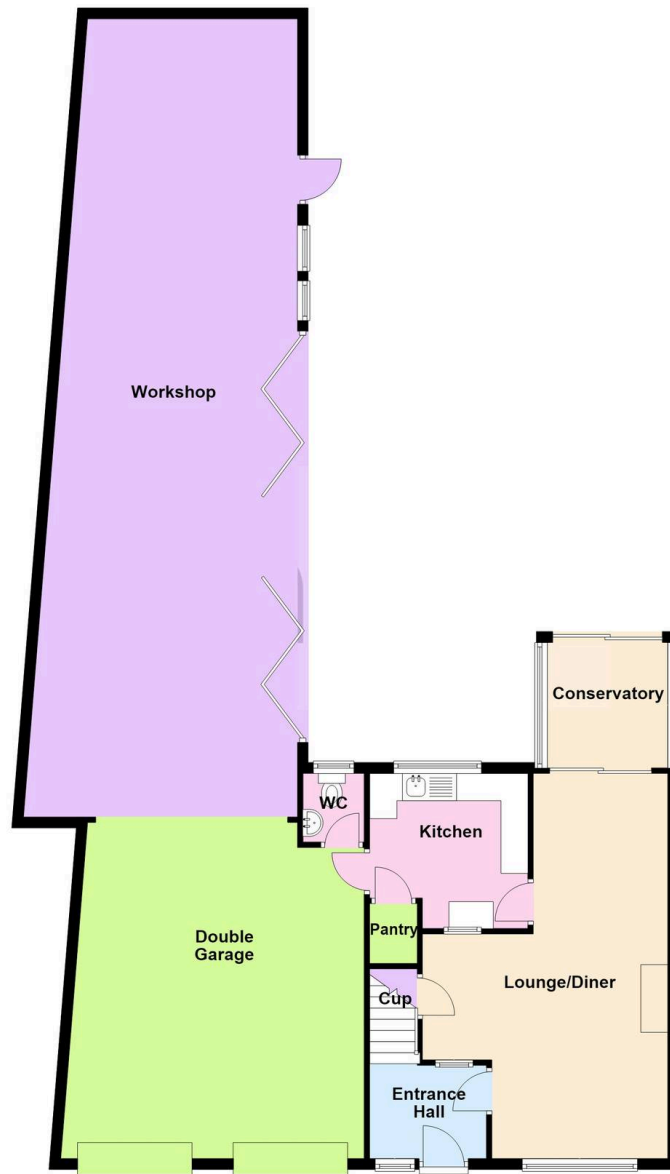
Driveway

A block paved driveway offers off road parking for multiple vehicles and gives way to both the double garage and front door respectively.

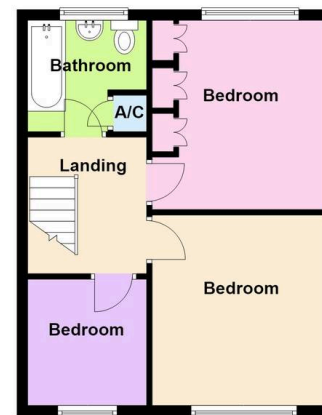




Ground Floor



First Floor





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