



# 17 Milner Close

Newbold Verdon, Leicester, LE9 9RA

Offers In The Region Of £365,000



An immaculately presented, show standard, 4 bedroom, 2 bathroom, modern family detached house, approached via a private shared driveway with open views over rural country side. The property was constructed in 2023, by the reputable Bloor Homes in the 'Heaton' design and has the benefit of the remainder period of the usual NHBC guarantee or similar 'New Build' warranty.

Additional benefits of gas central heating (condensing combination) gas fired boiler, PVCu double glazing, spacious modern fully fitted breakfast kitchen/dining room with integral utility, spacious lounge, guest cloakroom, 4 good sized bedrooms, bedroom1 with ensuite shower, luxury bathroom, landscaped south-easterly facing rear garden, double tandem side driveway, detached garage etc.

The property is conveniently located within commuting distance of major road links such as the M1, M6, M69 and A5. Local amenities are available.

MUST BE VIEWED.



Canopy porch.

Outside light point.

Reception hall. 18'8" x 6'9". (5.69 x 2.07.)

Amtico floor, staircase with spindled balustrade, radiator, composite double glazed door, mains smoke alarmed (linked) and understairs cupboard.

Guest cloakroom. 6'9" x 2'10". (2.07 x 0.88.)

Suite in white, low flush wc, wash hand basin in vanity, obscure PVCu double glazed window, amtico floor and radiator.

Spacious lounge (front). 15'7" x 11'4". (4.76 x 3.46.)

PVCu double glazed window and radiator.

Luxury fitted breakfast kitchen /dining room (rear 14'10" (max) x 12'2" (max). (4.53 (max) x 3.71 (max).)

Composite sink, range of base and wall units finished in High Gloss (8 base and 9 wall), contrasting work surfaces, split level gas hob, electric fan assisted double oven, extractor hood (ducted), integrated fitted fridge, dishwasher and freezer, Amtico floor, downlights to ceiling, PVCu double glazed french doors and adjacent PVCu double glazed windows.

Utility Room (side) 9'3" x 3'2" (2.82 x 0.99)

Having plumbing for washing machine, space for tumble drier, three wall units in high gloss white, radiator, wall mounted fan assisted gas fired condensing combination boiler (Ideal Logic Combi ESP 1-35).

First Floor

Landing 12'6" max x 7'4" max (3.82 max x 2.24 max)

Having PVCU double glazed side window, linen cupboard, roof void access, mains smoke alarm (linked).

Bedroom 1 (rear) 13'3" max x 11'3" max (4.04 max x 3.44 max)

Having fitted luxury double wardrobes with full length mirrored doors, radiator, PVCU double glazed window.

En Suite Shower (side) 7'10" x 4'4" (2.40 x 1.33)

Having suite in White comprising of fitted shower cubicle with mixer shower, wash hand basin in suspended vanity unit with twin high gloss base drawers, low level flush wc, wall cabinet, downlights to ceiling, radiator, extractor fan, obscure UPVC double glazed side window.

Bedroom 2 (front) 11'8" max x 10'5" max (3.56 max x 3.19 max)

Having PVCu double glazed window with open views and radiator.

Bedroom 3 (front) 12'2" max x 7'7" max (3.71 max x 2.33 max)

Having UPVC double glazed window with open views, radiator, fitted cupboard.

Bedroom 4 (rear) 9'7" x 6'11" (2.93 x 2.11)

Having PVCu double glazed window, radiator.

Luxury Bathroom (side) 6'10" x 5'8" (2.09 x 1.74)

Having full suite in White comprising of panelled bath with Chrome mixer shower, suspended wash hand basin in vanity unit with twin base doors in high gloss white, shaver point, extractor fan, downlights to ceiling, obscure UPVC double glazed side window, ladder style radiator.

Outside

Lawned front garden

Tarmacadam Tandem Driveway (2 Cars).

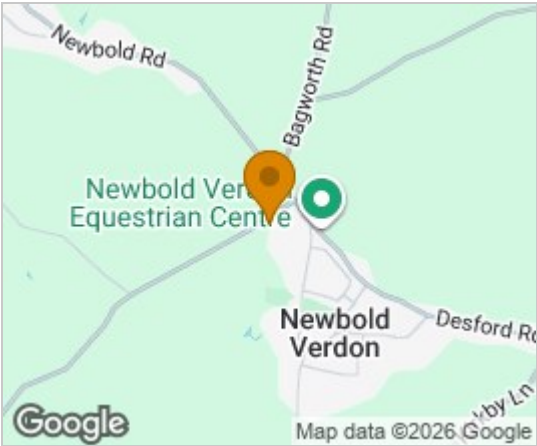
Landscaped Secluded South Easterly Facing Rear Gar

Having established lawn, paved patio, pergola with patio area beneath, water tap and side gate.

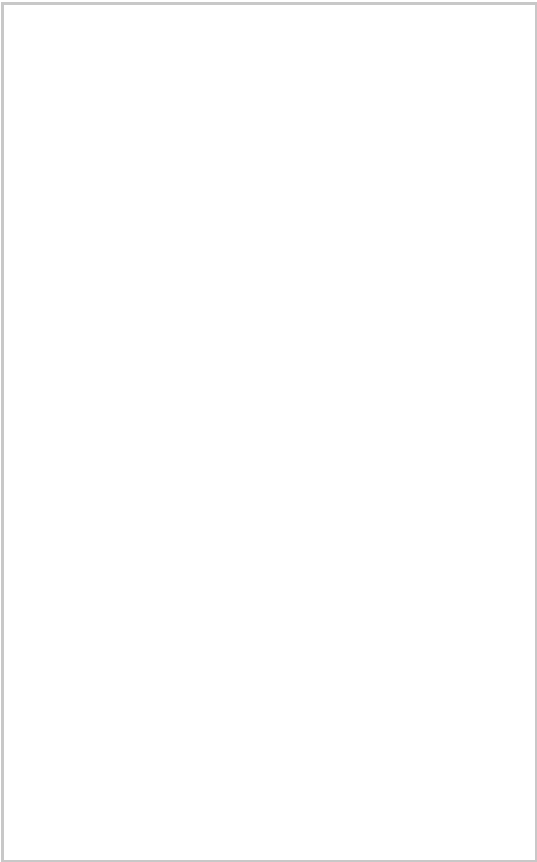
Detached garage. 19'8" x 10'2" (6.00 x 3.10)

Up and over door, storage to the roof void area, light and power point.

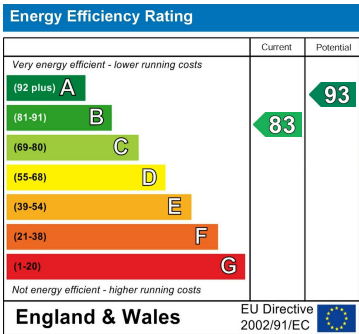
Area Map



Floor Plans



Energy Efficiency Graph



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