



# Main Street Botcheston

- Spacious modern four bedroom detached home
- Elevated plot with countryside views
- Immaculately presented throughout
- Stylish shaker-style breakfast kitchen
- Light-filled dual-aspect living space
- Feature fireplace and parquet flooring
- Generous private garden with patio and decking
- Integral garage and ample off-road parking
- EPC Rating D / Council Tax Band E / Freehold

Alexanders are delighted to bring to the market this exceptional four-bedroom detached residence, immaculately presented throughout and occupying a generous, elevated plot. Enjoying attractive countryside views, the property offers spacious and thoughtfully designed accommodation.

The interior has been carefully arranged to create a natural flow, with light-filled living areas enhanced by character details such as parquet flooring and a feature fireplace.

A patio and raised decking terrace make the most of the stunning views over the surrounding landscape. The gardens are well established and secluded, bordered by mature hedging and complemented by a generous frontage that sets the property back from the road, reinforcing its sense of privacy.

Positioned in the sought-after village of Botcheston, the property enjoys a balance of rural charm and everyday convenience. Surrounded by open countryside yet within easy reach of nearby towns and major transport links, the area offers a well-connected setting alongside local amenities and access to reputable schooling.





### Accommodation:

Steps rise to the entrance, providing access to the ground floor accommodation, which is centred around a spacious and welcoming hallway laid with attractive parquet flooring. The dual-aspect lounge/dining room enjoys delightful views and features a charming fireplace, creating a perfect space for both relaxation and entertaining.

The kitchen/breakfast room is well appointed, fitted with a range of traditional shaker-style units and integrated appliances. To the rear, a porch leads through to a useful utility area, complemented by ample built-in storage and a guest cloakroom. From here, there is also access out to the garden. This floor is completed by two generously sized double bedrooms and a contemporary family bathroom.

To the first floor, there are two further double bedrooms, along with access to an extensive eaves storage area, offering excellent additional space.

### Gardens and land:

Externally, the property is approached via a shared driveway leading to a hardstanding area providing off-road parking for multiple vehicles. The property enjoys an excellent degree of privacy, being well screened from the road by established hedgerow and set back behind a generous lawned frontage.

To the rear, a paved patio extends around to a raised decking terrace, ideal for outdoor entertaining while taking full advantage of the stunning countryside views. The remainder of the garden is predominantly laid to lawn, bordered by mature hedging and offering a high level of seclusion.



### Location:

Botcheston is a well-regarded village situated less than two miles from Desford, surrounded by open countryside, combining village charm with accessibility being conveniently connected to the nearby Leicester and Hinckley. The village benefits from a range of local amenities, including a primary school, village hall, and a public house, with more extensive facilities available in the surrounding towns. For commuters, Botcheston provides good access to major road networks, including the A47 road and M1 motorway, facilitating travel across the region. Rail services can be accessed from nearby Leicester railway station, offering direct links to London and other major cities. The area is served by reputable schooling options, including Desford Community Primary School and Bosworth Academy, making it an appealing choice for families, making it a desirable location for a range of buyers.

### Method of Sale:

The property is offered for sale by Private Treaty.

### Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure:

The property is being sold freehold with vacant possession upon completion.

### Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band E.

### Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.





## Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

## Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

## Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

## Technical Information:

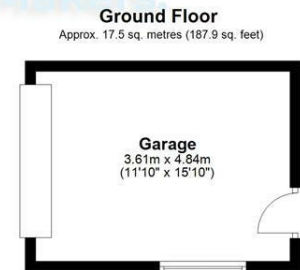
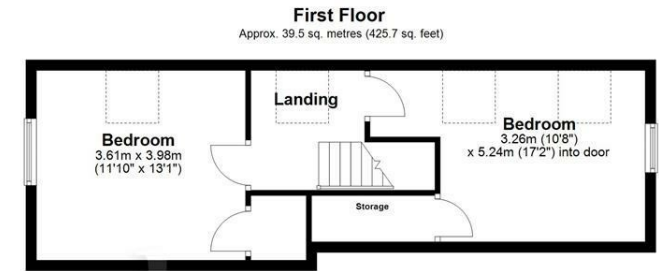
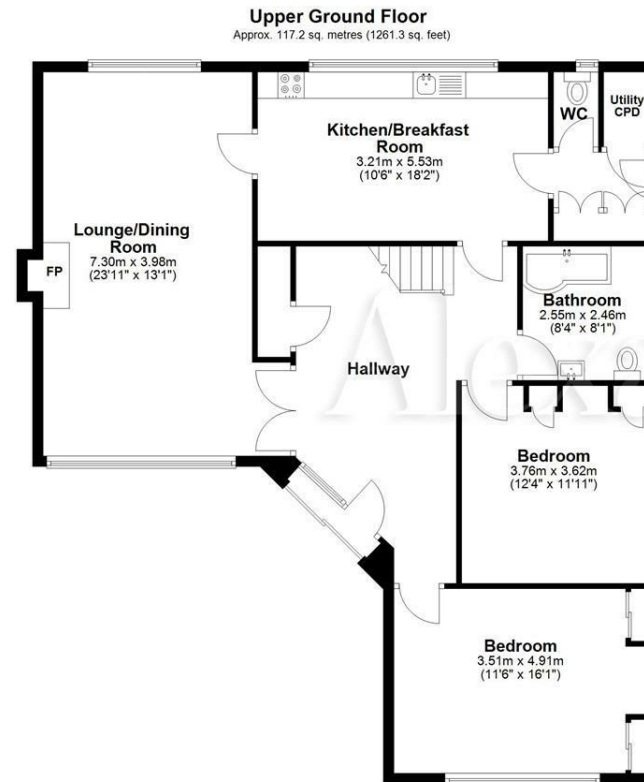
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

## General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Total area: approx. 174.2 sq. metres (1874.9 sq. feet)

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		





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