



# Crown Meadow Congerstone

- Spacious three bedroom family home
- Dual-aspect living room with French doors
- Large kitchen bursting with potential
- Separate dining room offering versatility
- Three bedrooms, main with en suite and dressing area
- Enclosed rear garden with full width patio terrace
- Single garage and ample off road parking
- Sought after village location
- EPC Rating E / Council Tax Band E / Freehold

Nestled in the charming village of Congerstone, this delightful house on Crown Meadow offers a perfect blend of comfort and convenience. The property is situated in a serene neighbourhood, ideal for families and individuals seeking a peaceful lifestyle while remaining close to local amenities.

As you approach the house, you will be greeted by a welcoming façade that hints at the warmth within. The interior boasts a spacious layout, designed to maximise natural light and create an inviting atmosphere. The living areas are thoughtfully arranged, providing ample space for relaxation and entertaining guests.

Crown Meadow is conveniently located, providing easy access to local shops, schools, and transport links, making it an ideal choice for those commuting to nearby towns or cities. This house is not just a property; it is a place where memories can be made and cherished for years to come. Whether you are looking to settle down or invest, this home in Congerstone is a wonderful opportunity that should not be missed.



Alexanders



### Accommodation:

The property is set back from a private road, enjoying an open aspect to the front and attractive lawned gardens. A driveway to the side provides off-road parking for up to three vehicles and leads to a single garage.

This fabulous home offers spacious, flexible and well-balanced accommodation arranged over two floors, extending to approximately 1250 square feet.

To the ground floor, there is a welcoming hallway, a spacious kitchen and separate utility room, two generous reception rooms, the dual-aspect living room featuring a multi-fuel burner, and finally a guest cloakroom, together providing excellent living and entertaining space.

Upstairs, there are three double bedrooms and a contemporary four-piece family bathroom. The main bedroom benefits from fitted wardrobes and a stylish en-suite shower room.

### Gardens and land:

To the rear, the garden enjoys a high level of privacy and is mainly laid to lawn with established borders and a large patio area, ideal for outdoor dining and relaxation. A garden path provides access to the side driveway and single garage

### Location:

The quintessential English village of Congerstone affords a superb primary school and public house. The coveted town of Market Bosworth is just a few minutes away by car with its excellent schooling, local shopping and further facilities and amenities.

### 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. Maintenance and Ground Rent charges are applicable, further information available upon request.

### 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 electricity, water, and drainage. Heating is provided by an LPG central heating system.

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.

**Technical Information:**

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

**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.

**Money Laundering:**

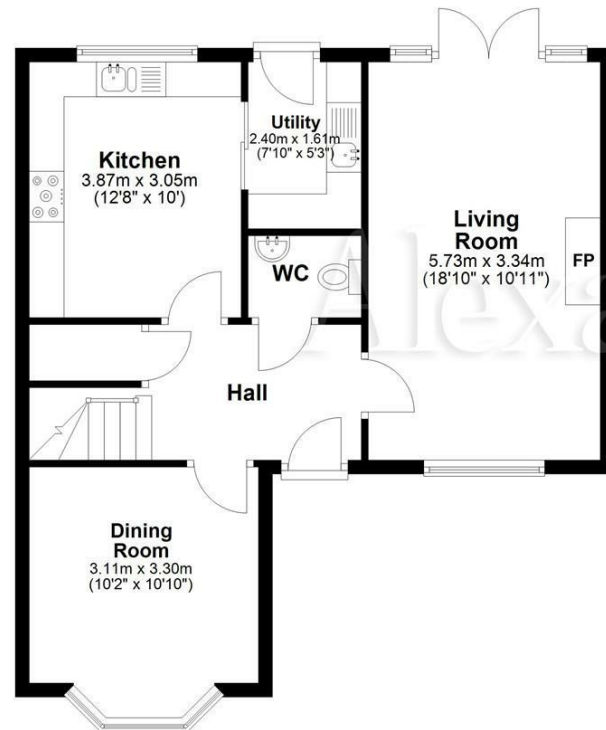
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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

**Ground Floor**

Approx. 58.5 sq. metres (629.7 sq. feet)



**First Floor**

Approx. 57.7 sq. metres (620.8 sq. feet)



Total area: approx. 116.2 sq. metres (1250.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	62
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





The market is moving.

So can you.



**Alexanders**  
MarketMakers.