Alexanders
MarketMakers.

Market Bosworth Road Dadlington

- Detached country home in a peaceful setting
- Approximately 2 acres with far-reaching views
- Spacious kitchen/breakfast room
- Separate dining room and sitting room
- Five excellent-sized bedrooms
- Two bedrooms with en suite
- Useful equestrian facilities and adjoining paddock
- Stable block and hay barn
- EPC Rating D / Council Tax Band G / Freehold

A beautifully positioned detached country home enjoying a peaceful semi-rural setting on the edge of the highly regarded village of Dadlington. Set within a total plot of circa 2 acres, the property enjoys far-reaching countryside views, an adjoining paddock and useful equestrian facilities including stabling and a hay barn. Offering over 2,600 square feet of versatile accommodation, this is a particularly appealing property for those seeking a spacious family home with excellent lifestyle and smallholding potential.

The well-proportioned accommodation is arranged over two floors and includes an entrance hall, sitting room with log burner, separate dining room and a generous kitchen/breakfast room with a comprehensive range of units, granite work surfaces, Belfast sink and Range Master cooker. There is also a useful utility room and downstairs WC. To the first floor are five excellent-sized bedrooms, with the main bedroom and bedroom two both benefiting from en suite shower rooms, together with a family bathroom having a roll-top bath and separate walk-in shower.

The established gardens are predominantly laid to lawn and enjoy an attractive open aspect, with the grounds extending to approximately three acres in total. An adjoining two-acre paddock, stable block and hay barn provide excellent facilities for equestrian or smallholding purposes.

Location:
Lodge Farm occupies an enviable position on the edge of Dadlington, enjoying open countryside whilst remaining conveniently placed for everyday amenities. Market Bosworth, approximately three miles away, offers a good range of independent shops, cafés, schools and leisure facilities, whilst the A5, M42 and M69 provide excellent road links to Leicester, Coventry and Birmingham. Nuneaton offers rail connections, with Hinckley approximately six miles away and East Midlands Airport around 22 miles distant.

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 G.

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 electricity and water.
Heating is provided by an oil-fired central heating system.
Drainage is via a private shared system. There is a current planning application for the installation of a water treatment plant.
Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.
Prospective purchasers should be aware that if the private drainage system requires upgrading or replacement, it is assumed that all associated costs have been factored into any offer made. These costs will remain the responsibility of the purchaser. Interested parties are advised to carry out their own investigations, as no further information will be provided 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. Please note that the property is being sold by way of a Transfer of Part.

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Technical Information:

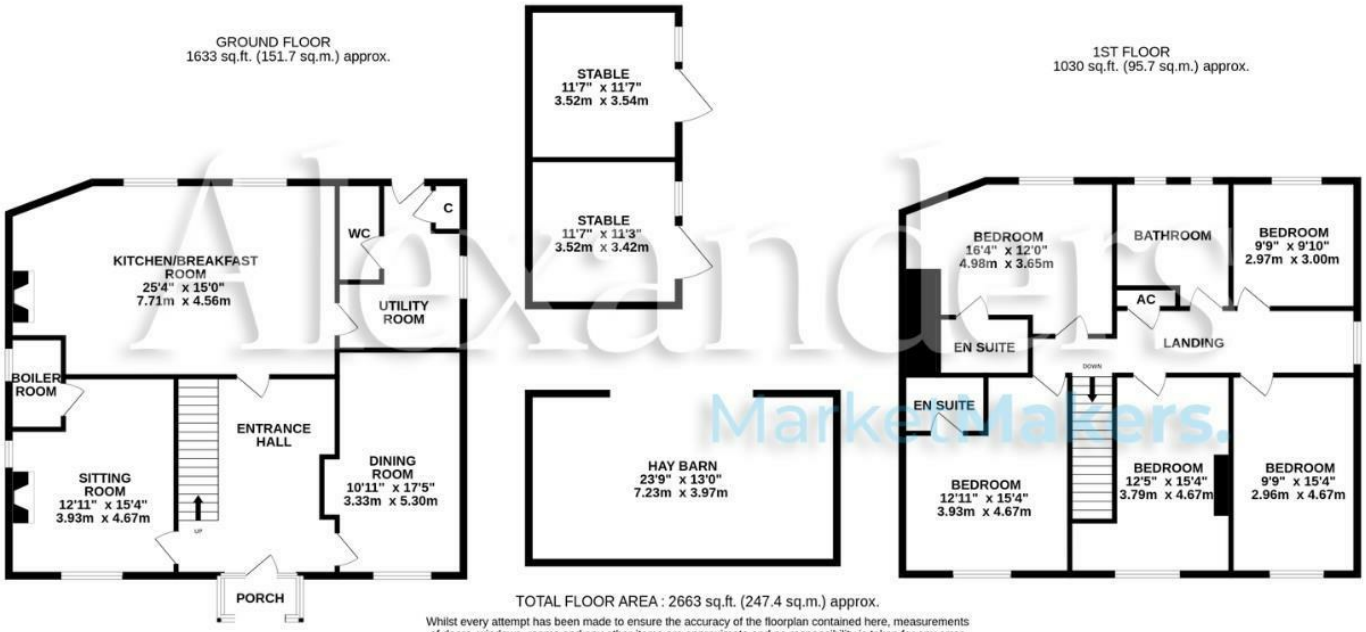
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.
There is a current planning application to create a new access to the property under Ref. 25/00743/FUL under Hinckley and Bosworth Borough Council.

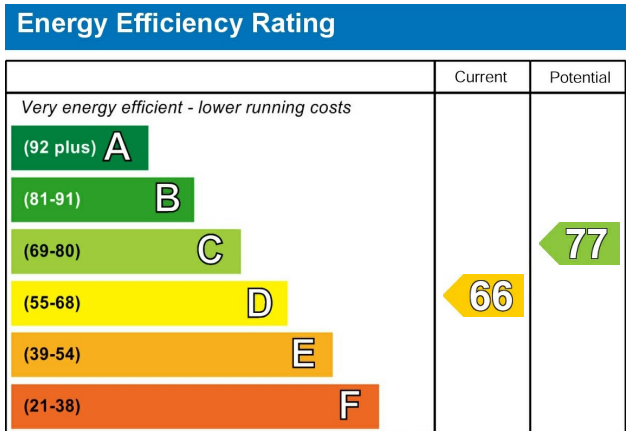
Money Laundering:

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.





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