Alexanders

Bagworth Road

Nailstone

Bagworth Road

Nailstone

- Part of Longacre View luxury homes
- Four bedroom family home
- Spacious open plan kitchen/diner
- Main bedroom with en suite
- Off road parking and a garage
- Large garden with patio
- Stunning views across open countryside
- EPC Rating C / Council Tax Band E / Freehold

General Description

Alexanders of Market Bosworth are delighted to introduce to the market a superb four bedroom family home located on the outskirts of Nailstone.

Constructed to an exceptional standard by the local and well reputed Cadeby Homes, the property was built as part of their Longacre View development; a great selection of detached luxury homes boasting open views on the outskirts of this pretty village.

Accommodation

Laid across two floors, expect to find uPVC double glazing and air source heating throughout its' well maintained living accommodation. The layout briefly comprises; Entrance hall, sitting room, WC, large open kitchen/diner with Bosch integrated appliances and access to the utility room.

Upstairs expect to find four good sized bedrooms and the family bathroom, the main bedroom also benefits from a three-piece en suite.

External

Externally to the front there is a lawn, block paved driveway and access to the garage, also gated side access to rear.

To the rear of the property is an enclosed garden with patio area leading directly from the kitchen/diner with the rest of the garden laid mostly to lawn.

Location
The property is positioned a stone's throw from the village primary school, whilst offering excellent road links, and situated just 3 miles from the historic Market Bosworth with a range of shopping and recreational facilities.

Service Charge
We are advised that there is a charge of approximately £300 per annum for the sewerage connection from the property to the mains sewerage system.

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
Freehold.

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

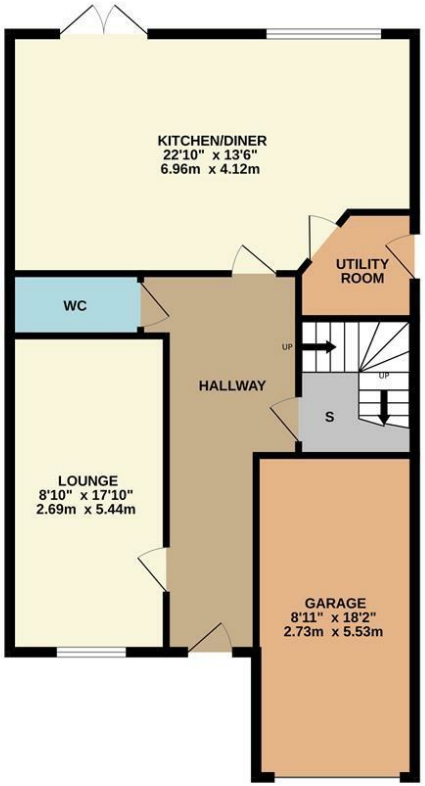
Viewings
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services
We are advised that mains electricity and water are connected. The property is serviced by air source heat pump heating.

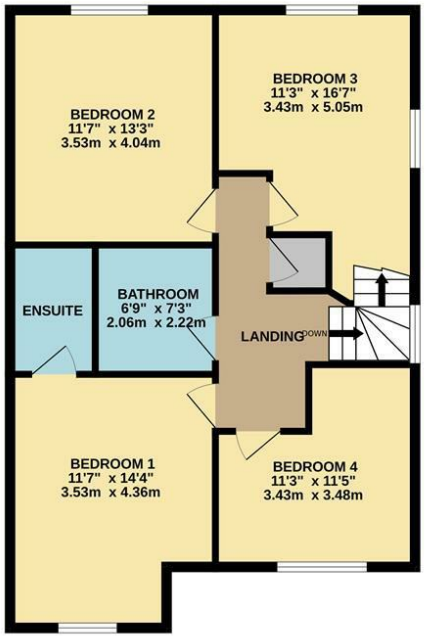
Money Laundering
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required 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
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Viewing by appointment only

Alexanders

7 Main Street
Market Bosworth
CV13 0JN

Telephone Sales: 01455 291471
Email: mbsales@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471
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.

General Note - These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.