



Kennel Lane Witherley

- Eye catching detached five bedroom family home
- Low maintenance Cedral fibre cement cladding
- Contemporary kitchen / diner with utility room
- Inviting and bright living room with feature log burner
- Main bedroom boasting a stylish en suite shower room
- Village setting with views over farmland
- Off-road parking for three vehicles and integrated garage
- Private gardens with a seating terrace
- EPC Rating C / Council Tax Band F / Freehold

Nestled in the charming village of Witherley, this impressive detached house on Kennel Lane offers a perfect blend of space and comfort. Spanning an expansive 2,090 square feet, this property is ideal for families seeking a generous living environment.

Upon entering, you are greeted by two well-appointed reception rooms, providing ample space for both relaxation and entertaining. The layout is thoughtfully designed to ensure a seamless flow throughout the home, making it perfect for hosting gatherings or enjoying quiet family evenings.

The property boasts five spacious bedrooms, each offering a tranquil retreat for rest and relaxation. With three modern bathrooms, there is no shortage of convenience for busy mornings or accommodating guests.

Outside, the property features parking for up to four vehicles, ensuring that you and your visitors will never have to worry about finding a space. The surrounding area is peaceful and picturesque, making it an ideal location for those who appreciate the beauty of rural living while still being within easy reach of local amenities.

This delightful home on Kennel Lane is a rare find, combining generous living space with a serene setting. It presents an excellent opportunity for anyone looking to settle in a welcoming community. Do not miss the chance to make this wonderful property your own.





General Description

Alexanders of Market Bosworth are delighted to offer to the market this exceptional and incredibly stylish open aspect detached five bedroom family house located in the heart of the pretty village of Witherley.

Accommodation

This imposing property has been extended and carefully updated by the current owners and blends beautiful, high-quality finishes throughout. The bright, airy and tastefully presented living accommodation is laid across three floors, boasting circa 2,089 square feet in total. Presented in 'turn key' condition expect to find; Entrance hall, sitting room, family room, kitchen / diner and utility room leading into the single garage. On the first floor are two spacious bedrooms both with stylish en suites, a further bedroom, study and a large four piece family bathroom. Two further bedrooms are located on the second floor creating a superb area for the growing family.

The property is set back from the road and features a striking exterior with a block paved driveway providing ample off-road parking for at least three vehicles and access into the garage and EV charger. The rear gardens are laid mostly to lawn, kept private by mature hedging and borders, with a lovely seating terrace.



Location

There is a village pub and church within an easy stroll of the property. The nearby town of Atherstone has a full range of amenities and a train station providing excellent commuter access to London, Birmingham and Leicester.

The property falls within the catchment area for the Ofsted rated "Outstanding" Market Bosworth school. There are also two private school nearby Twycross House School and The Dixie Grammar School.

Distances

Market Bosworth 8 miles, Nuneaton 5 miles, Birmingham 23 miles, Leicester 22 miles, Nottingham 35 miles, Derby 36 miles, Coventry 15 miles, Atherstone Station 2 miles, East Midlands Airport 23 miles (distances are approximate).

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

Freehold.

Local Authority

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

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth



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.

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.



Energy Efficiency Rating

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





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