Alexanders
MarketMakers.

Main Street
Nailstone

- Upgraded character four bedroom home in Nailstone
- Superb open-plan living layout
- Kitchen with granite worktops Aga and island
- Sitting/dining room with inglenook fire
- Spacious boot room and utility with shower room
- Main bedroom with en suite
- Versatile second floor with office and dressing area
- Low-maintenance garden with powered cabin
- EPC Rating TBC / Council Tax Band D / Freehold

Set within the charming village of Nailstone, this beautifully upgraded home blends period character with refined modern living. Enjoying far-reaching countryside views, the property has been thoughtfully enhanced using reclaimed materials, resulting in a distinctive and cohesive finish throughout.

The interior is centred around an impressive open-plan arrangement designed for both everyday life and entertaining, with a striking inglenook fireplace adding warmth and character. A standout vaulted dining area introduces an abundance of natural light, while high-quality finishes and carefully considered details create a sense of style and practicality across the home. Versatility is a key theme, with flexible spaces that can adapt to a variety of needs.

Outside, the property offers a private and low-maintenance setting, complemented by a well-designed entertaining area that extends the living space beyond the house itself.

Positioned within easy reach of Market Bosworth and Hinckley, the location provides a balance of rural tranquillity and everyday convenience, with excellent connectivity to surrounding road and rail networks.

Alexanders are delighted to bring to the market this beautifully presented and recently upgraded home, located in the popular semi-rural village of Nailstone. The property has been thoughtfully renovated with its original character in mind, incorporating reclaimed materials throughout to enhance its charm and authenticity. Enjoying attractive countryside views, the home offers a perfect blend of period features and modern finishes.

Accommodation:

The ground floor is well laid out, beginning with a vaulted brick-built porch. The generous sitting room provides a bright and versatile space, centred around an impressive inglenook fireplace with inset wood-burning stove and herringbone hearth.

The open-plan kitchen/diner forms the heart of the home, flooded with natural light from a vaulted glazed roof over the dining area, it is fitted with a range of units and integrated appliances beneath sleek granite work surfaces. Cooking is well catered for with a refurbished Aga and electric companion oven, while a large central island provides additional seating and acts as a natural focal point.

A spacious utility/boot room offers bespoke storage solutions, with access to an integral store housing the recently updated central heating system. A well-appointed ground floor shower room completes the layout.

To the first floor are four double bedrooms, one of which benefits from contemporary en suite facilities. The family bathroom is luxuriously fitted with a roll-top bath and traditional high-cistern WC. The second floor offers a highly versatile space, suitable for use as an additional bedroom, office, studio or games room.

Gardens and land:

To the front of the property is a smart pea gravel driveway with gated side access. The rear garden is designed for ease of maintenance, laid with attractive stone paving and enjoying a good degree of privacy.

A standout feature is the open-sided timber entertaining cabin, complete with fold-down fabric sides, creating a sheltered and adaptable space for year-round use.

Location:

Situated in the charming village of Nailstone, the property enjoys a peaceful rural setting with a strong sense of community. Local amenities include a traditional pub and village hall, while a wider range of shopping, dining and leisure facilities can be found in nearby Market Bosworth and Hinckley.

For schooling, Dove Bank Primary School serves the village, with secondary options including The Market Bosworth School and The Dixie Grammar School. Commuters benefit from excellent access to the A447 and major motorway networks including the M1, M42, M69 and M6, with rail services available from Hinckley and Nuneaton.

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 D.

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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, water, and drainage.

Heating is provided by oil-fired heating system.

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

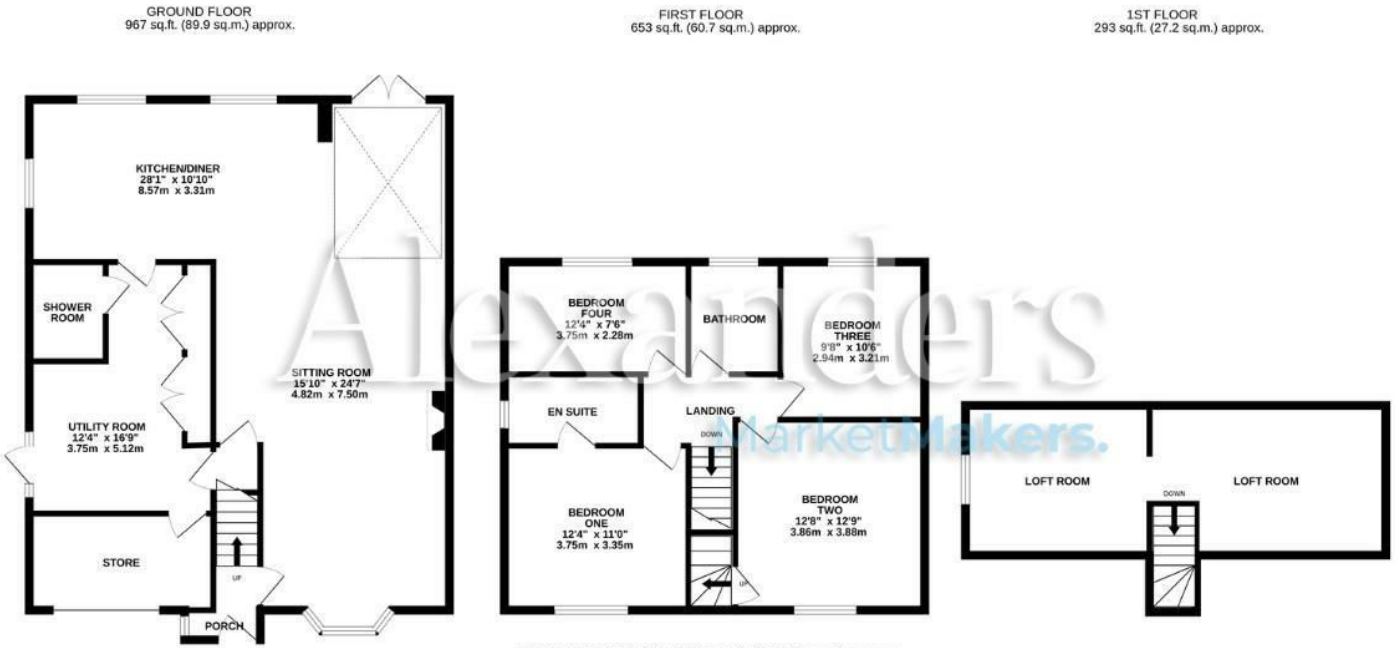
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

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 FLOOR AREA : 1914 sq.ft. (177.8 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.
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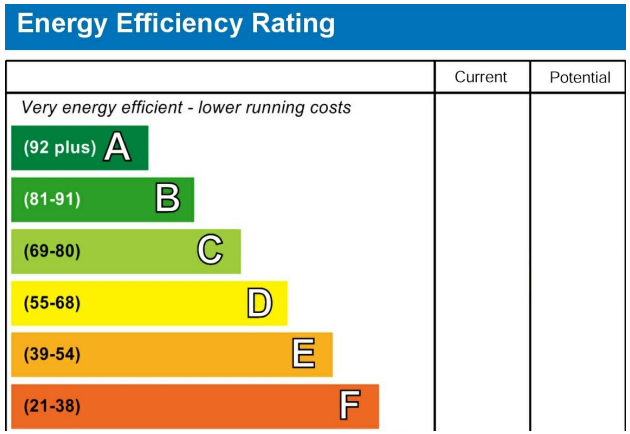

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