



Church Road Shackerstone

- Spacious three bedroom family home
- Contemporary kitchen with granite worktops
- Dual-aspect living/dining room
- Large garden room
- Three well-proportioned bedrooms
- Luxurious four-piece bathroom
- Landscaped rear garden with raised patio
- Gated driveway parking
- EPC Rating E / Council Tax Band C / Freehold

Situated in the village of Shackerstone, offered with no upward chain this well-presented three bedroom home enjoys a peaceful setting with countryside views and convenient access to nearby towns, amenities and transport links.

The accommodation includes a bright dual-aspect living/dining room with wood-burning stove, a spacious garden room and a traditional kitchen with granite worktops and integrated appliances. Upstairs, three bedrooms are served by a recently replaced four-piece bathroom featuring a freestanding bath and walk-in shower.

Externally, the property offers a gated block-paved driveway providing ample parking. The rear garden features a raised patio seating area and a lawn bordered by established planting, creating a private and attractive outdoor space.





General Description:

Situated in the picturesque village of Shackerstone, this beautifully presented three bedroom home combines modern style with a delightful rural setting. The property features a contemporary kitchen, two versatile reception areas, and a recently replaced luxurious four-piece family bathroom. Enjoying attractive countryside views and benefiting from gated off-road parking, this home offers the perfect blend of comfort, practicality and village charm.

Accommodation:

This stylish home offers well-balanced accommodation arranged over two floors, combining character features with tasteful modern upgrades.

On entering the property, you are welcomed by beautifully presented, light-filled interiors. The dual-aspect living/dining room is centred around an inset wood-burning stove and enjoys an abundance of natural light. Bi-folding doors open seamlessly into the spacious garden room, an ideal space for both everyday living and entertaining. The traditional-style kitchen is thoughtfully designed with plentiful storage, elegant granite work surfaces and integrated appliances.

Upstairs, three generous bedrooms offer comfortable and versatile accommodation, all served by an immaculate, recently replaced four-piece family bathroom, complete with a walk-in shower and a striking freestanding bath.

Gardens and land:

To the front elevation, a gated block-paved driveway provides off-road parking for multiple vehicles, alongside a neatly landscaped area leading to the entrance. To the rear, a raised patio creates a private seating space, with a lawned area beyond, attractively bordered by established planting.

Location:

Located in the charming village and Conservation Area of Shackerstone, this property enjoys a peaceful setting surrounded by open countryside, whilst remaining well placed for everyday convenience. The village is home to the well-regarded The Rising Sun, a traditional country pub popular with locals and visitors alike, and the much-loved Wharf Farm farm shop and cafe, perfect for relaxed breakfasts, lunches and coffee with views across the canal. The nearby Ashby Canal also offers delightful towpath walks and a tranquil backdrop to village life.

A wider range of amenities can be found in nearby Market Bosworth, Hinckley, and Ashby-de-la-Zouch, offering supermarkets, independent shops and everyday services.

The area is well served by reputable primary and secondary schooling, (both independent and state options) in the surrounding villages and towns, making it a popular choice for families.

For commuters, there is easy access to the A5, M69, M1 and M6, with rail links from Hinckley to Leicester and Birmingham, providing excellent regional connectivity.

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 C.

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 an LPG 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.

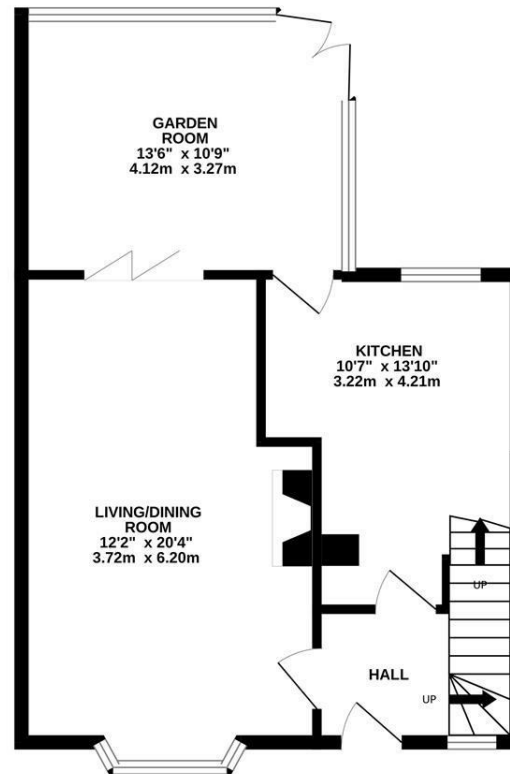
Money Laundering:

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.

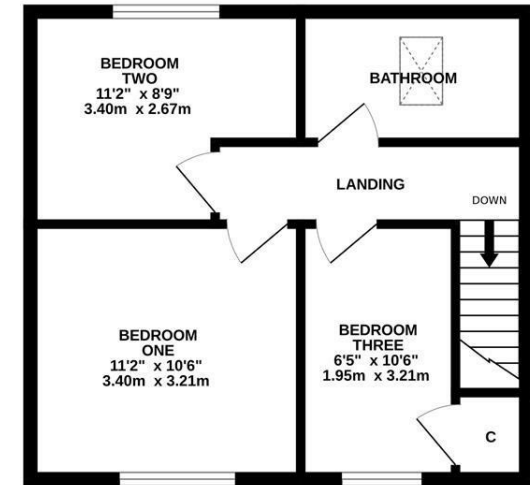
General Note:

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
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		



