

Alexanders



Barton Lane

Nailstone





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Nailstone

- Detached cottage full of character
- Two formal reception rooms
- Spacious kitchen/diner
- Study, downstairs shower room and utility
- Three bedrooms and a family bathroom
- Main bedroom with dressing area and ensuite
- Gardens and ground extending to circa 0.8 of an acre
- Large driveway, tandem garage/workshop
- Open countryside views
- EPC Rating D / Council Tax Band D / Freehold

General Description

Alexanders of Market Bosworth offer to the market a characterful cottage set in wonderful open countryside with far reaching views in grounds of circa 0.8 acres between Barton in the Beans and Nailstone, a stone's throw from the revered and historic Market Bosworth.

This inviting detached period home has been sympathetically extended and renovated, making for comfortable living space filled with character. The exposed brickwork and beams make for cosy reception areas, and the open-plan kitchen and dining room is the perfect addition for a modern lifestyle. There is also a study, downstairs shower room and separate utility room.

Upstairs there are three good sized bedrooms and a family bathroom, the main bedroom benefitting from spacious dressing area and ensuite shower room.

The property is set in a plot of just over 0.8 of an acre. The grounds are made up of two areas of formal gardens, and a separate 0.5-acre paddock/ woodland. The driveway is to both the right and left hand side of the property with a large tandem garage/workshop.





To the rear and side of the property are beautifully landscaped gardens laid to lawn with well stocked mature borders, pond, orchard and working vegetable patch with the half acre paddock beyond, lending itself well to a small holding.

Location

The sought-after historic town of Market Bosworth is within 3 miles of the property providing an assortment of amenities including independent shops and coffee shops, a weekly market and monthly farmers market. The villages around Market Bosworth provide an array of lovely country pubs/restaurants and there is excellent local schooling. The area also has an excellent reputation for its schooling, both state and private, including The Dixie Grammar School and The Market Bosworth School; an Ofsted 'outstanding' school.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

Tenure

Freehold.

Services

We are advised that mains electricity, water, and drainage are connected. The property is serviced by oil fired heating.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141), Council Tax Band D.

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.

Money Laundering

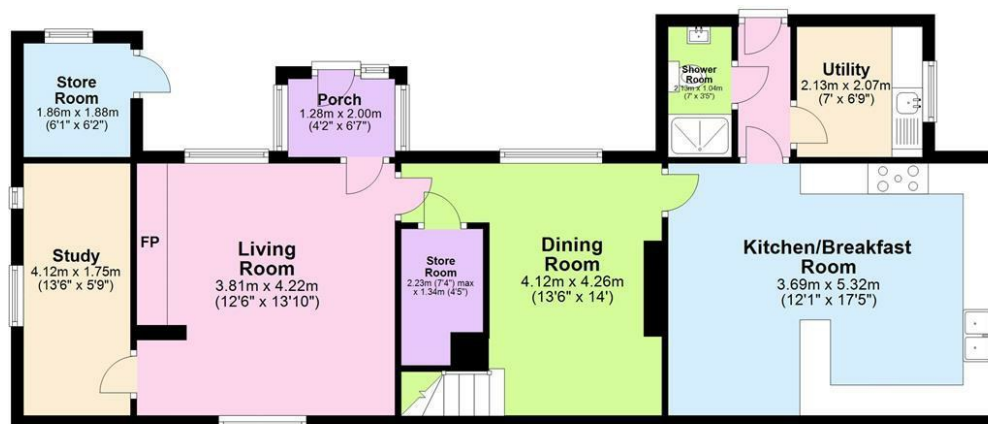
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





Ground Floor

Approx. 77.4 sq. metres (833.2 sq. feet)



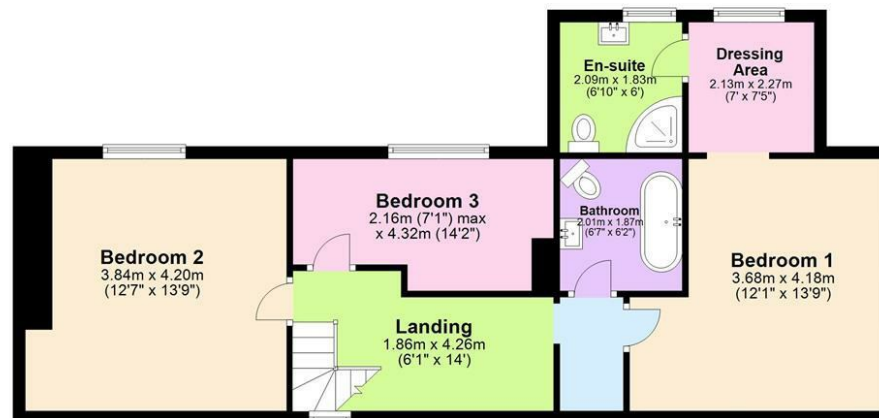
Outbuilding

Approx. 34.2 sq. metres (368.1 sq. feet)



First Floor

Approx. 64.0 sq. metres (688.5 sq. feet)



Total area: approx. 175.6 sq. metres (1889.8 sq. feet)

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.

