



2 Blacksmiths Lane,  
Sutton Cheney,  
, CV13 0AP





£399,000

### GENERAL

An impressive semi detached house in a wonderful village location,, with potential subject to applying for the usual planning consents. The house is on an exceptional plot with an excellent frontage along with a good sized rear garden. At the end of the garden there are TWO modern brick built outbuildings with water and power offering potential for a range of uses including use as a Home Office. The accommodation briefly includes on the ground floor, a sitting room with bay window, a dining kitchen with under-stairs pantry, a downstairs toilet and coal house. On the first floor there are three bedrooms, two of which are doubles and a modern contemporary bathroom. Outside, there is a pretty front garden and parking area, and to the rear there is a large lawned garden, together with the two outbuildings.

**LOCATION**  
The property is located in the historic and unspoilt village of Sutton Cheney. It is reputed that Richard III prayed in the Church on the night before the Battle of Bosworth.

Although Sutton Cheney is a relatively small village, there are two public houses and a cafe at Sutton Cheney wharf overlooking the Ashby canal. The village is located on the edge of the historic battlefield and there are some lovely walks through the battlefield and down to the heritage railway line. Sutton Cheney lies to the South of Market Bosworth where there is an interesting range of shops and restaurants overlooking the Market Place. There are extensive amenities in Market Bosworth, including a High School (rated outstanding by Ofsted) and a Primary School.

There is a much wider range of amenities available in Hinckley town centre. Sutton Cheney is also conveniently placed for the A447, which links to the A47, A5 and M69, making travelling to Leicester, Coventry and Birmingham easily accessible.





## THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

## RECEPTION HALL

Tiled floor and stairs rising to first floor.

## SITTING ROOM

14'3" x 12'

A delightful room, the focal point of which is the fireplace with heavy timber over. There is a bay window and central heating radiator. (Measurements into bay).

## DINING KITCHEN

18'8" x 9'6"

Overlooking the garden. The kitchen area is fitted with a comprehensive range of base and wall units with space for a Range style cooker. Extractor hood above the cooker, an inset single drainer sink unit and tiling to splashback areas. French doors open onto the garden.

In the dining area, there is a "Charmwood" multi fuel back boiler which provides hot water and heating. There is an under-stairs PANTRY with cold plate, and door to the side passage where there is a cloakroom and coal house. In the side passage, there are a set of French doors to the front and another set which open onto the garden.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

## FIRST FLOOR LANDING

There is an airing cupboard and door to the bedrooms.

## BEDROOM ONE

12'4" x 11'

With country views. Central heating radiator.

## BEDROOM TWO

10'10" x 9'10"

Overlooking the garden with storage cupboard. Central heating radiator.

## BEDROOM THREE

9'9" x 7'5"

High level storage cupboard. Central heating radiator.

## BATHROOM

Suite comprising a panelled "P" shaped bath with rainfall and hand held shower fixtures and shower screen. There is a low flush

lavatory, "floating" wash hand basin with mirror over and tiled finish to floor. Central heating radiator.

## OUTSIDE

The house is approached along a footpath along the front of Number 1. There is a generous frontage which is mainly lawned. There is access from the front to the rear via the covered side passage which houses the WC and Coal Store.

## GARDEN & OUTBUILDINGS

Immediately adjoining the rear of the house there is a gravelled area with a brick built barbecue making a lovely entertaining area. The garden is lawned with a path leading to the bottom of the garden where there is a patio area and TWO modern brick built outbuildings, offering potential for several uses including a Home Office. The first measures 16'7" x 6'3" and the current owner uses this building for their pet grooming business. Electrics and plumbing are connected.

The second store is 15'x 12' and is currently used as a dog kennel. There is a counter top with single drainer sink unit and power supply.

## IMPORTANT NOTE

The current owners have created a parking area at the front of the property which is accessed off a private road leading from Blacksmith Lane, over which they have right of way from the land owner.



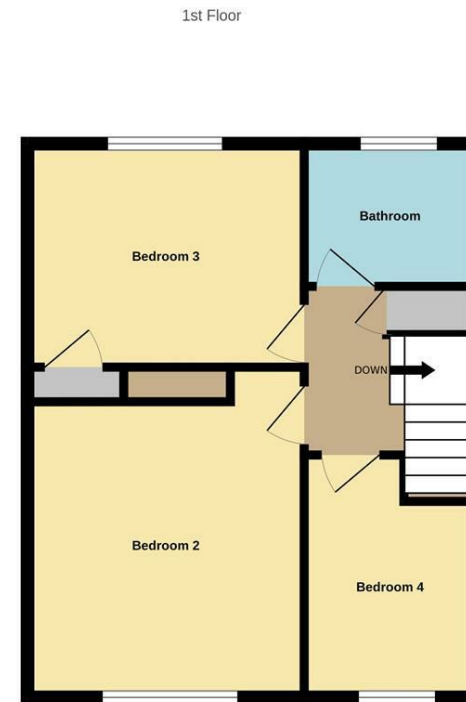
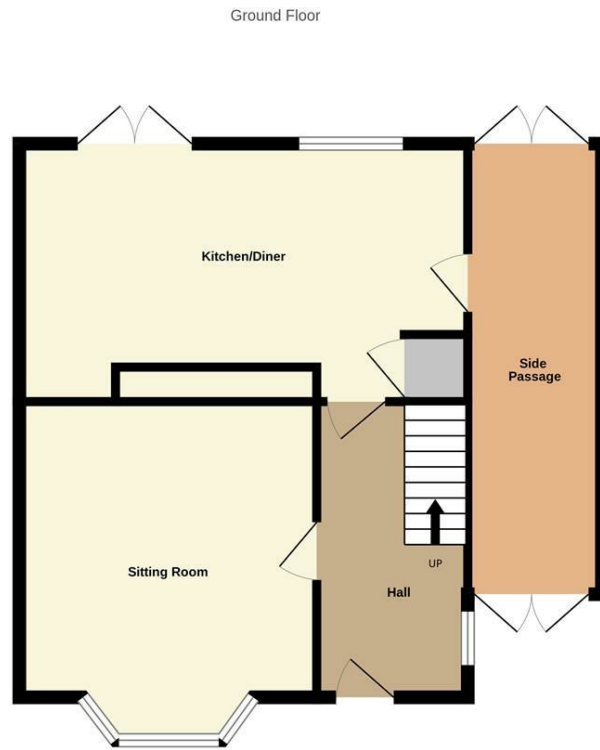
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	











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