



68 Main Street,  
Nailstone,  
Leics, CV13 0QE





£330,000

### GENERAL

A charming Victorian single storey cottage in lovely village setting. The accommodation briefly comprises a sitting room with wood burning stove and French doors opening into the garden, a dining room with ornamental chimney breast which opens directly into the kitchen. There are two double bedrooms and a shower room. Outside there is plenty of off street parking to the front and side and a pretty cottage garden to the rear.

### LOCATION

Nailstone is situated to the west of Leicester and a few miles to the north-east of Market Bosworth. The village has a primary school Dovebank, rated as 'Good' in its last Ofsted inspection. The nearby town of Market Bosworth has some fine restaurants, public houses and shops. Nailstone benefits from convenient access to the motorway network via the M1, M42, M69 and M6. East Midlands and Birmingham Airports are both within easy reach.



## THE PROPERTY

The accommodation is arranged as follows. Front door opening into the entrance hall.

## SITTING ROOM

16'6" x 11'5"

A delightful room the focal point of which is the wood burning stove with timber mantle over. French doors open into the garden and there is a central heating radiator. A door opens into the rear hall from which the bedrooms are accessed.

## DINING ROOM

11'4" x 11'3"

The dining room opens directly into the kitchen, creating a wonderful open plan living space. There is a wood effect floor and an impressive ornamental chimney breast constructed of reclaimed bricks. Central heating radiator. (There is no flue).

## KITCHEN

14'9" x 5'6"

A lovely light kitchen with half vaulted ceiling and sky light. The kitchen is fitted with a comprehensive range of base and wall cabinets with high gloss fronts and tiled splasbacks with under counter lighting. There is a four ring hob with extractor in canopy over and a single oven. Inset sink and drainer unit, central heating radiator and French doors open into the garden.

## UTILITY

5'5" x 4'4"

Fitted counter top with units matching those in the kitchen. Central heating radiator.

## REAR HALL

Fitted cupboards, door to sitting room and doors to the bedrooms.

## BEDROOM ONE

11'4" x 11'2"

A double bedroom with hatch to roof space and central heating radiator.

## BEDROOM TWO

11'3" x 10'4"

A double bedroom with central heating radiator.

## SHOWER ROOM

There is a double sized shower enclosure with rainfall and hand held shower attachments. Low flush lavatory, wash hand basin and chrome ladder style towel rail.

## OUTSIDE

To the front of the house, a picket fence runs along the front boundary. There is generous off road parking which is block paved.

## COURTYARD AND GARDEN

Immediately adjoining the rear of the property is a sheltered courtyard, perfect for outdoor dining and entertaining. A gate opens onto the part walled garden which is principally lawned with pretty flower and herbaceous borders and a garden shed.

## COUNCIL TAX

Hinckley and Bosworth Band C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Ground Floor



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