



3 Dovecote Close,
Congerstone,
Nuneaton, CV13 6PE





£337,500

GENERAL

An immaculate three bedroomed contemporary semi detached house, with lovely country views. The beautifully styled interior briefly includes on the ground floor a large sitting room, kitchen with dining area and cloakroom. On the first floor there are three bedrooms with an en-suite to the master and family bathroom. There is also an attic room. To the side of the property, there is long drive leading to the single garage and landscaped gardens to the rear.

LOCATION

Congerstone is widely considered to be one of the most desirable villages to live in West Leicestershire. There is a well respected primary school, restaurant/public house and pleasant walks along the Ashby canal. The historic town of Market Bosworth lies to the south where there is a choice of private and state schooling together with an interesting range of shops and restaurants. In Ashby de la Zouch to the North there is a more comprehensive range of amenities. The property is well located for access to the M42 and M1 and consequently Birmingham, Leicester and Coventry are all commutable.



THE HOUSE

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

ENTRANCE HALL

With wood effect floor and door to cloakroom.

CLOAKROOM

With low flush lavatory and wash hand basin. Central heating radiator.

SITTING ROOM

17'1" x 15'6"

A beautifully proportioned room with stairs rising to the first floor. There is a contemporary electric fire, together with space and provision for a wall mounted television. Central heating radiator. (maximum measurements include staircase).

DINING KITCHEN

15'5" x 10'8"

A superb open plan living space. The kitchen is fitted with a comprehensive range of base and wall units with integrated appliances including a "Neff" oven with an extractor in canopy over and an electric hob. There is plumbing for a washing machine. French doors from the dining area open into the garden.

ON THE FIRST FLOOR

Stairs rise from the sitting room to the galleried landing.

GALLERIED LANDING

Opening off the galleried landing are the bedrooms and bathroom.

MASTER BEDROOM

15'9" x 9'4"

A tastefully decorated room with outstanding country views. There are fitted wardrobes, central heating radiator and door to en-suite.

EN-SUITE

There is a shower enclosure with rainfall shower, wash

hand basin with an electric shaver point above. Low flush lavatory and tiling to the floor and splashbacks.

BEDROOM TWO

8'10" x 8'9"

Overlooking garden. Central heating radiator.

BEDROOM THREE

9'9" x 5'10"

With views over fields. Central heating radiator. (Measurements include cupboards over the stairs). Roof hatch to attic room.

BATHROOM

Suite comprising a panelled bath with shower over and screen. Wash hand basin and low flush lavatory. Tiled finish to floor and splashbacks. Central heating radiator.

ATTIC ROOM

There is a superb attic room which is a really good space with an electric heater and access to two boarded eaves storage areas. Although it cannot be classified as living space, it is currently used as a bedroom.

OUTSIDE

There is along drive down the side of the house with parking for several cars leading to the SINGLE GARAGE.

THE GARDEN

The garden has been cleverly landscaped. There is a patio adjoining the house and the garden is principally lawned with a raised border. Outside water tap, pedestrian door to garage and gate to driveway.

COUNCIL TAX

Hinckley & Bosworth - Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



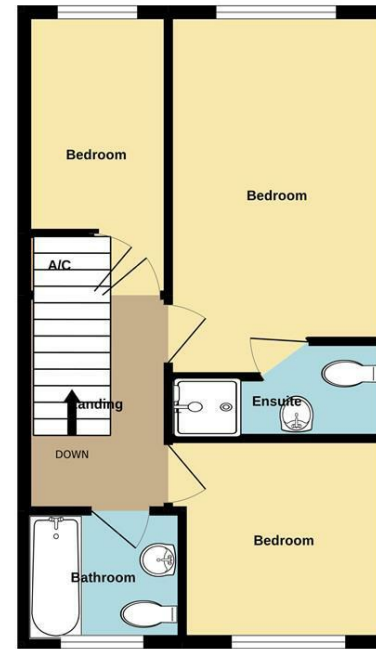




Ground Floor



1st Floor



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