



18 Old Forge Road,
Fenny Drayton,
, CV13 6BD



£495,000

GENERAL

An attractive and stylish detached family house in a wonderful village location. The house has been sympathetically designed to fit into the village scene with a pretty eye-brow roof-line. The stylish accommodation briefly includes on the ground floor, a sitting room, study and dining room together with a breakfast kitchen. On the first floor, there is a stylish master bedroom with en-suite and three further double bedrooms. Outside there is a lovely garden, carport, parking to the front and rear along with a garage.

LOCATION

Fenny Drayton is a small Leicestershire village located close to the border with North Warwickshire. The village has an interesting history as it was the birth place of George Fox the founder of the Quakers. Fenny Drayton is exceptionally well located for access to the A5 which links the M1 and M42. There are comprehensive amenities in Atherstone and Nuneaton to the South and in the historic town of Market Bosworth to the North.

THE HOUSE

The accommodation is arranged over two floors as follows. Oak porch leading into the reception hall.



RECEPTION HALL

Balustrade staircase rising to first floor, understairs storage cupboard and doors to reception rooms. Solid oak flooring.

BREAKFAST KITCHEN

16'0" x 10'2"

Overlooking the garden. The kitchen is fitted with a range of cream base and wall units incorporating a Neff double oven and four ring gas hob with Neff extractor over and fitted dishwasher. There are polished granite work surfaces, neutral tiling to the floor. French doors open from the breakfast area into the garden.

SITTING ROOM

15'5" x 11'7"

An elegant light room with window to the side along with patio doors to the garden, engineered oak floor and central heating radiator.

CLOAKROOM

Low flush lavatory, wash hand basin, tiled flooring and central heating radiator.

DINING ROOM

11'8" x 8'3"

A multifunctional space - could be used as a play room/additional living room, Window to the front and central heating radiator.

STUDY

11'7" x 6'5"

Window to the front, laminate wood effect floor and central heating radiator.

UTILITY ROOM

10'2" x 5'2"

Fitted with cream wall and base units with tiled splashbacks incorporating an inset single drainer sink unit. Plumbing for a washing machine and also plumbing for an American style fridge. Door to garden.

ON THE FIRST FLOOR

The impressive balustrade staircase rises from the reception hall to the first floor landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms and bathroom. Also a useful airing cupboard space. The whole upstairs has higher than average ceilings which gives a feeling of space along with newly fitted solid oak flooring.

BEDROOM ONE

14'8" x 11'10"

With dual aspect windows to the front and side, solid oak flooring, fitted wardrobed and central heating radiator.

EN-SUITE

Shower cubicle, low flush lavatory, vanity wash hand basin, window to the front with obscure glass and chrome heated towel rail.

BEDROOM TWO

11'0" x 12'3"

Window to the front, solid oak flooring and central heating radiator.

BEDROOM THREE

12'09 x 10'04

With windows to the rear, solid oak flooring and central heating radiator.

BEDROOM FOUR

10'03 max x 11'00

With dual aspect windows to the rear and side, solid oak flooring, fitted wardrobed and central heating radiator.

BATHROOM

Newly fitted suite comprising a bath and separate large shower cubicle, low flush lavatory and vanity wash hand basin, tiles flooring, window to the rear and grey heated towel rail.

GARDEN

The garden is mainly laid to lawn, with mature shrub borders and patio area to the rear of the house. There is access around the side via a gate.

OUTSIDE

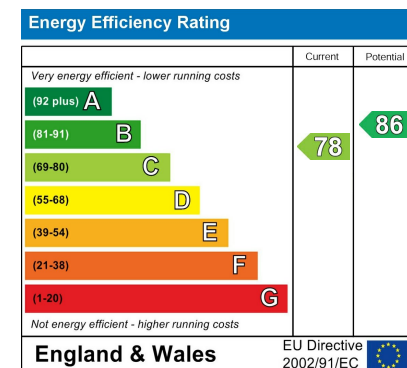
To the front of the property there is a tarmac drive, to the rear of the property there is a carport area for additional parking in front of the garage.

GARAGE

Good sized garage with timber doors to front, power and light and loft hatch providing generous storage.

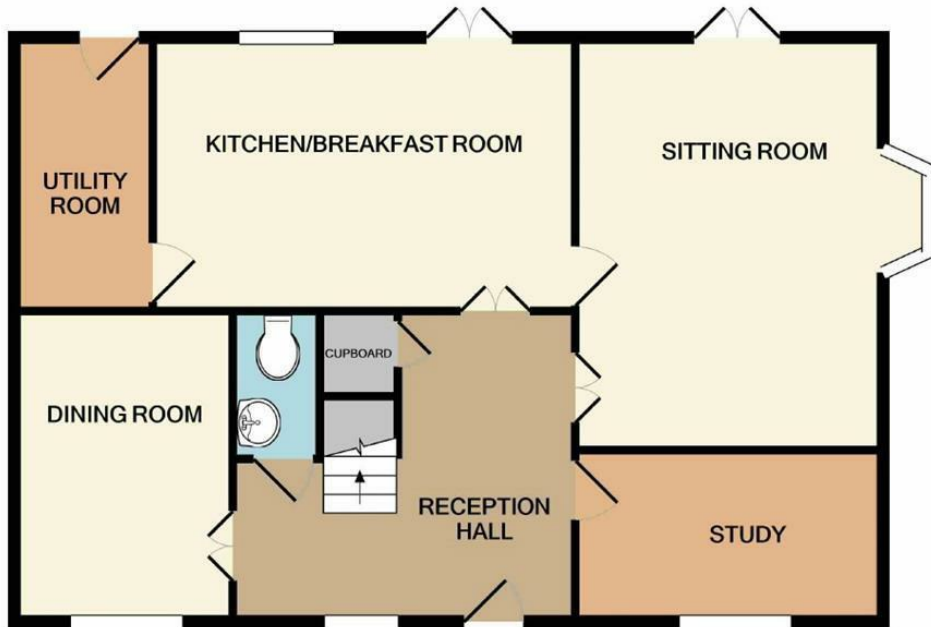
COUNCIL TAX

Hinckley & Bosworth - Band F

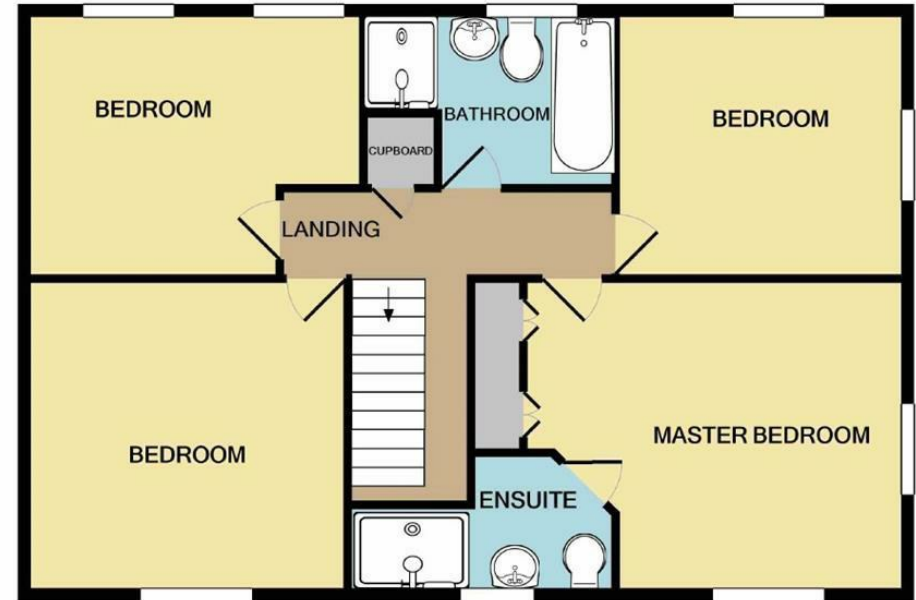








GROUND FLOOR



1ST FLOOR

GARAGE AND CAR PORT TO REAR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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