



1 Church Croft Church Road,
Shackerstone,
Leics, CV13 6NN



£300,000

GENERAL

A delightful bungalow with wonderful country views. Number 1 Church Croft is located on the edge of Shackerstone widely considered to be one of the most desirable and idyllic villages in West Leicestershire. The accommodation briefly comprises a sitting room with French doors opening into the garden, a kitchen, two double bedrooms and a stylish shower room. Outside there is a lovely hard landscaped garden perfect for outdoor dining and enjoying the views and a single garage.



LOCATION

Shackerstone is without doubt one of the most exclusive villages in the area and is set amongst some of West Leicestershire's finest countryside. There is a public house in the village and a highly regarded primary school which lies between Shackerstone and the village of Congerstone. The Ashby canal runs past the village and there is also a small railway station which serves the battlefield line. In the summer there are often steam trains running between Shackerstone and Shenton. The historic town of Market Bosworth lies to the South where there are some interesting shops and restaurants overlooking the Market Place. Market Bosworth has a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. It is a thriving community with a variety of sports clubs including rugby, football and bowls.

THE BUNGALOW

The accommodation is arranged as follows: front door opening into reception hall.

RECEPTION HALL

Boiler cupboard and doors to the sitting room, kitchen, bedrooms and shower room.

SITTING ROOM

16'3" x 10'9"

There are French doors opening from the sitting room into the garden. There is an ornamental fireplace, central heating radiator and coving to ceiling.

KITCHEN

11' x 9'1"

Overlooking the garden. The kitchen is fitted with a generous range of base and wall cabinets incorporating a single oven with electric hob over and free standing freezer. There is an inset one and a half bowl sink unit and crockery display cabinets. Free standing washing machine and back door to garden.

BEDROOM ONE

11'1" x 10'10"

There is an extensive range of fitted furniture including wardrobes, dressing table and drawers. Central heating radiator.

BEDROOM TWO

11'2" x 8'

The current owner has used this room as a dining room. Central heating radiator.

SHOWER ROOM

A stylish shower room. There is a corner shower enclosure with rainfall shower head and body jets, wash hand basin and low flush lavatory. Ladder style towel rail and tiling to the walls and floor.

OUTSIDE

The bungalow is approached through a shared courtyard opening onto which is the SINGLE GARAGE. The bungalow is set well back from the courtyard with a block paved parking area to the front.

SINGLE GARAGE

21'2" x 7'10"

THE MAIN GARDEN

The main garden is to the rear. It is hard-landscaped with plenty of areas for sitting and enjoying the fabulous country views. A post and rail fence runs along the rear boundary.

COUNCIL TAX BAND

HBBC Tax Band C.

IMPORTANT NOTICE

The Title shows that the bungalow has vehicular and pedestrian rights of way across the courtyard. The land between the bungalow and the single garage belongs to Number 1 and does not allow the other property owners

rights of passage. The cost of repairs of the courtyard (known as The Croft) is shared between the owners of the 4 properties.

PLEASE NOTE

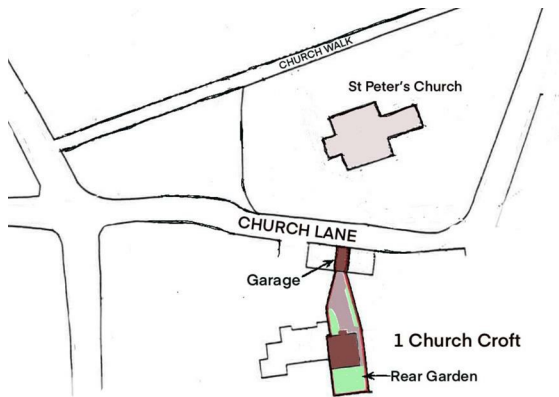
A plan showing the property boundaries has been included in the details. It should be noted that this is not to scale and is for illustrative purposes only.







Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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