



The Granary,
The Granary, Lodge Farm,
Shenton Lane,
CV13 6DH



£575,000

GENERAL

A fabulous barn conversion which was converted in 2009 by the current owners. The property is in a courtyard setting of three properties in a quiet and rural location. The Barn is full of character with beamed ceilings and solid oak ledged doors and benefits from underfloor heating throughout. The accommodation on the ground floor consists of entrance hall with cloakroom, spacious dining kitchen, sitting rooms with feature fireplace and patio doors opening onto the garden. On the first floor the main bedroom has an en-suite shower room and small dressing room, there are two further bedrooms and a family bathroom. Outside there is a good size rear garden with open views to the rear, and large stable style shed for storage.

LOCATION

Located on the outskirts of Dadlington village. Dadlington has a public house and is approximately three miles from Market Bosworth where there are more extensive facilities including a choice of private and state schooling together with some interesting shops and restaurants overlooking the market square. The property is well located for access to the motorway network.



THE BARN

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

ENTRANCE HALL

With tiled flooring, doors to the cloakroom and storage cupboard, stairs to the first floor and doors off to the living accommodation.

CLOAKROOM

Low flush Heritage lavatory, wash hand basin and window to the front.

SITTING ROOM

18'05 max 16'01 min x 13'05

A lovely room with solid oak wooden flooring, feature brick fireplace with wood burner, patio doors to the garden and also window to the front and beams to the ceiling.

DINING KITCHEN

21'02 x 11'07

A wonderful bright and airy space with high ceilings. The kitchen area is fitted with a range of solid base and wall cabinets with granite tops over. There is generous range of integrated appliances including an Rangemaster cooker with extractor over, Bosch dishwasher and microwave and undercounter fridge and freezer. There is plenty of space for a dining table and to the end of the kitchen there is a large cupboard space housing the oil boiler and hot water system.

BOOT ROOM

5'10 x 5'07

With tiled flooring and back door to the garden.

STAIRS TO THE FIRST FLOOR

Stairs rise from the entrance hall to the first floor landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms and bathroom.

BEDROOM ONE

10'03 x 10'03

With wooden flooring, window to the front and walk in wardrobe.

EN-SUITE

Shower cubicle, low flush Heritage lavatory, wash hand basin, window and wooden flooring.

BEDROOM TWO

10'03 x 7'10

With wooden flooring and Velux window.

BEDROOM THREE

10'02 x 7'09

With wooden flooring and window to the front.

BATHROOM

Freestanding clawfoot bath with shower tap, low flush lavatory, wash hand basin, window to the rear and wooden flooring.

OUTSIDE

The property has a lovely rear garden with open aspect to the rear, there is a large patio area directly to the rear of the property and the rest is laid to lawn. There is an outside socket and lighting. To the front there is parking in the courtyard in front of The Barn.

STABLE SHED STORAGE

27'10 x 11'09

For storage at the rear of the garden. large opening double doors to one end, and two stable style doors.

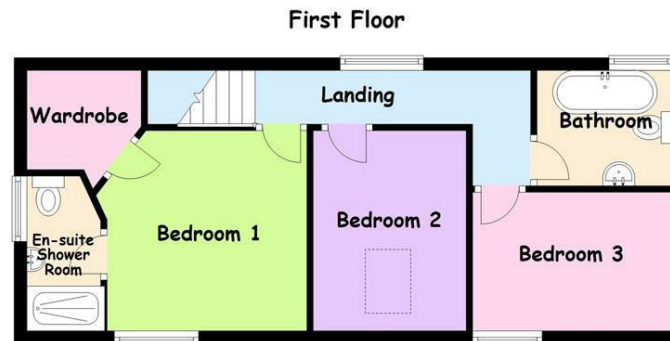
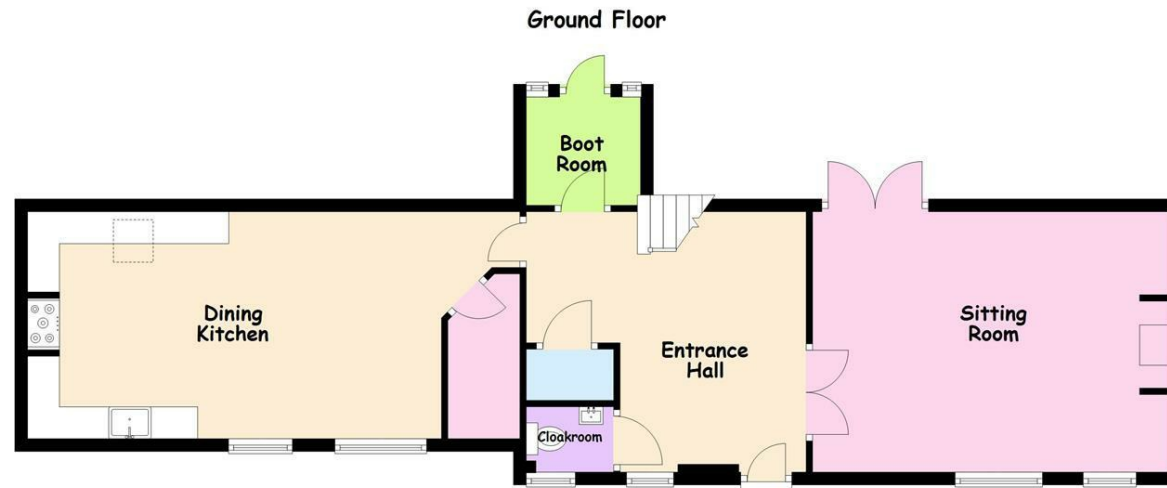
COUNCIL TAX

Hinckley & Bosworth - Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF
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