



36 Main Street,
Nailstone,
CV13 0QE.



GENERAL

A great family home located on Main Street in Nailstone. The house boasts generous living and scope for extension and improvement if required. The accommodation comprises entrance hall, spacious sitting room room with log burner and bi-fold doors to the conservatory, downstairs shower room, dining room and kitchen. On the first floor there are four bedrooms and a family bathroom. Outside there is a good size driveway, rear garden and single detached garage to the rear.

LOCATION

Nailstone is a small village located in West Leicestershire. There is a primary school in the village rated as Good by OFSTED. Comprehensive amenities can be found in the nearby Market town of Market Bosworth which has restaurants, public houses and shops and is also home to the Dixie Grammar School. There is fast access to the motorway network via the M1, M42, M69 and the M6. . East Midlands Airport and Birmingham Airport are both within easy reach.



THE HOUSE

The accommodation is arranged over two floors as follows. Front door opens into a small entrance porch then leading into the entrance hallway.

ENTRANCE PORCH

With cupboard housing the oil boiler, door leading to the entrance hall.

ENTRANCE HALL

With solid wooden flooring, stairs rising to the first floor, the stairs have storage cupboards underneath. Doors opening off to the reception rooms.

SITTING ROOM

18'03 x 11'11

With solid wooden flooring, bay window to the front, bi-fold doors leading to the conservatory. Feature fireplace housing a wood burning stove.

CONSERVATORY

9'11 x 9'03

A nice space to the rear capturing the sun, wooden construction with patio doors leading to the garden.

DINING ROOM

9'07 x 9'03

With window to the front, solid wood flooring, currently being used as a home office and central heating radiator.

KITCHEN

11'09 x 10'10

Overlooking the garden to the rear. The kitchen is fitted with a range of cream base and wall cabinets with integrated single electric oven and hob, there are space for all other appliances. Back door leading to the side of the house.

DOWNSTAIRS SHOWER ROOM

Wet room design with large walk in shower, wall mounted wash hand basin and low level lavatory. There

is a chrome ladder style towel rail, tiling to both the floor and walls and window to the rear.

ON THE FIRST FLOOR

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

FIRST FLOOR LANDING

Doors opening off to the bedrooms and bathroom, also airing cupboard for storage.

BEDROOM ONE

11'10 x 10'09

With window to the front and central heating radiator.

BEDROOM TWO

9'04 x 9'04

With window to the front and central heating radiator.

BEDROOM THREE

10'08 x 7'01

With Dorma window to the rear and central heating radiator.

BEDROOM FOUR

11'00 x 6'11

With window to the rear and central heating radiator.

FAMILY BATHROOM

White suite comprising panelled jacuzzi bath with shower over and glass screen, two wash hand basins set in a vanity unit and low flush lavatory. Tiling to the floor and walls. Window to the side and central heating radiator.

OUTSIDE

To the front of the property there is a good size gated driveway

GARDEN

The garden is a great low maintenance area with patio, decking and artificial turf areas. There is a side access gate and step down to the rear gated driveway.

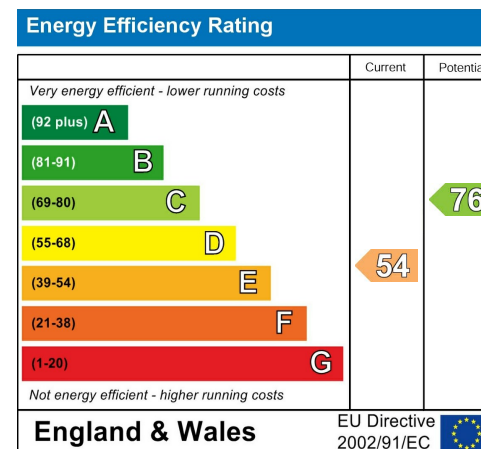
GARAGE

19'00 x 10'01

The garage is located to the rear of the property and is accessed via a secure gate, there is off road parking in front. There is also a large wooden shed included in the sale (14'05 x 8'06)

COUNCIL TAX

Hinckley & Bosworth - Band E



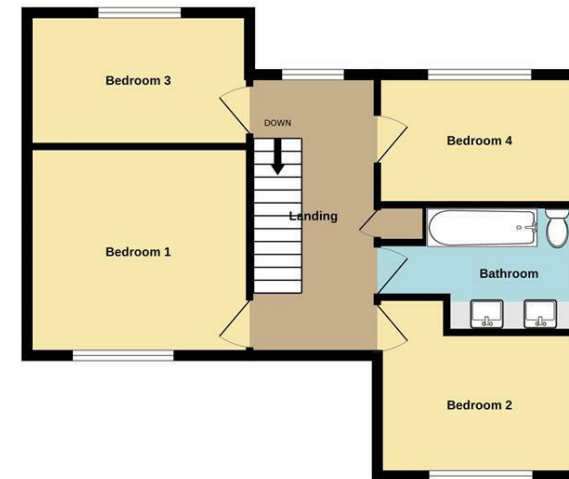




Ground Floor



1st Floor



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