



Shenton Lane, Dadlington CV13 6JD

Offers In Excess Of £600,000

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Offers Over Picker Elliott are delighted to present to the market this exceptional family home located in the popular village of Dadlington. The home briefly comprises a spacious reception hallway, lounge, kitchen, four bedrooms, two bathrooms and an annexe/gym with wet room. To the exterior is a detached garage, workshop, and BBQ hut. With a spacious block-paved on/off driveway to the front, and a private garden to the rear with views out over the Leicestershire countryside. Viewings by appointment only. EPC Rating B. Council Tax Band F.



Description

Situated amidst the serene beauty of a rural village nestled between Hinckley and Market Bosworth, this chalet-style property has undergone exquisite refurbishment, boasting a stunning aesthetic.

Upon entry, a timber front door leads to the entrance porch, which further opens into the welcoming hallway. The dining area, seamlessly connected to the entrance, features a uPVC double glazed window overlooking the front. Adjacent to it, the study offers tranquil views through a uPVC double glazed window to the rear. The living room provides access to the rear garden through double glazed sliding patio doors.

The kitchen presents a modern ambience with cream urban gloss eye and base level units, complemented by Beko double ovens, a four-ring induction hob with a stainless canopy extractor, and plumbing for essential appliances. The front lobby extends into a gym/optional fifth bedroom, complete with a wet room boasting contemporary fittings.

The ground floor further accommodates bedroom one with built-in wardrobes, bedroom two, and a bathroom featuring a white three-piece suite. Ascending to the first floor, a landing area illuminated by double glazed Velux windows leads to two additional bedrooms and a shower room.

To the exterior is a spacious block-paved 'on/off' driveway adorned with planted borders, the property includes a single garage with an adjoining workshop. The rear garden offers elevated block-paved seating areas with glass balustrades, a lush lawned garden, mature borders, a hot tub, and a charming timber BBQ hut.

Entering Through Timber Front Door into

Entrance Porch

Which further opens into

Open Plan Entrance Hallway

14'2" x 10'9" (4.32 x 3.28)

With wood flooring, UPVC double glazed window to the front aspect, access to stairs and leading through to

Dining Area

6'3" x 10'9" (1.91 x 3.28)

This is seamlessly connected through to the hallway with wooden floor continuing, UPVC double glazed window to the front aspect, central heating radiator and door leading through to

Kitchen/Rear Lobby

7'0" x 11'1" (2.15 x 3.38)

The kitchen presents a modern ambience with Cream urban eye and base level units seated beneath square edge work surfaces, tiled flooring, 4 ring induction hob with stainless canopy extractor, Beko double ovens, space and plumbing for washing machine, space for further appliance, stainless steel one and a half bowl sink with drainer and mixer tap, tiling to splash back areas, glazed timber door leading through to second porch, access through to rear lobby with eye and base level matching units, door leading out to garden, steps leading down to split level lobby and door leading through to

Gym/Optional 5th Bedroom

11'2" x 15'6" (3.42 x 4.73)

With tiled flooring, central heating radiator, UPVC double glazed doors opening out onto rear garden, with full length UPVC double glazed window either side and door opening through to

Wet Room

10'10" x 5'1" (3.32 x 1.56)

With low level flush WC, wall mounted wash basin, fully tiled walls, shower with contemporary fittings and UPVC double glazed window.

Lounge

14'1" x 11'5" (4.30 x 3.50)

Entering through from hallway, wooden flooring, central heating radiator, television point and UPVC double glazed sliding patio doors leading out onto rear patio.

Study

6'3" x 11'5" (1.91 x 3.50)

With wooden flooring continuing from the entrance hall, central heating radiator and UPVC double glazed window offering tranquil views to the rear.

Ground Floor Bedroom One

12'2" x 11'5" (3.71 x 3.50)

With built in wardrobes, UPVC double glazed window and central heating radiator.

Ground Floor Bedroom Two

9'1" x 10'9" (2.79 x 3.28)

With UPVC double glazed window, central heating radiator and ceiling fan.

Ground Floor Bathroom

With UPVC double glazed window with frosted glass, fully tiled, low level flush WC, vanity unit with sink, bath with shower over, glass shower screen and heated towel rail.

First Floor Landing

With two UPVC double glazed Velux windows, storage space and door opening to

First Floor Bedroom One

13'1" x 12'7" (3.99 x 3.85)

With double glazed Velux style window, central heating radiator, storage cupboard, fan to ceiling, access to eaves storage and built in storage cupboards.

First Floor Bedroom Two

12'5" x 12'7" (3.80 x 3.85)

With UPVC double glazed window, access to eaves storage, built in wardrobes, which house the gas central heating boiler, comprising of over head storage and built in cupboards.

First Floor Shower Room

With low level flush WC, vanity unit with wash basin, heated stainless steel towel rail, shower cubicle and UPVC double glazed window.

Outside

To The Front of the Property

There is a large block paved on/off driveway with parking for multiple vehicles, gravelled area with mature tree, planted borders, single garage with up and over garage door and adjoining workshop.

Rear Garden

There are elevated block paved seated areas with glass balustrades, lush lawned garden, mature borders, hot tub, charming timber BBQ hut with inset fire pit, hood, seating areas and wooden dining shelves.

About the area

Welcome to Dadlington, a picturesque rural village nestled in the tranquil countryside between Hinckley and Market Bosworth. If you're considering a move to this charming area, Dadlington offers the perfect blend of idyllic surroundings and convenient amenities.

For those who enjoy outdoor activities, Dadlington offers plenty of opportunities to explore the surrounding countryside. Take a leisurely stroll along the Ashby Canal or venture out on one of the many countryside walks that wind through the area.

Despite its rural setting, Dadlington is well-connected to nearby towns and

cities. The historic town of Market Bosworth is just four miles away, offering a range of shops, restaurants, and cultural attractions. Meanwhile, the bustling town of Hinckley is just three miles from Dadlington, providing even more amenities and conveniences.

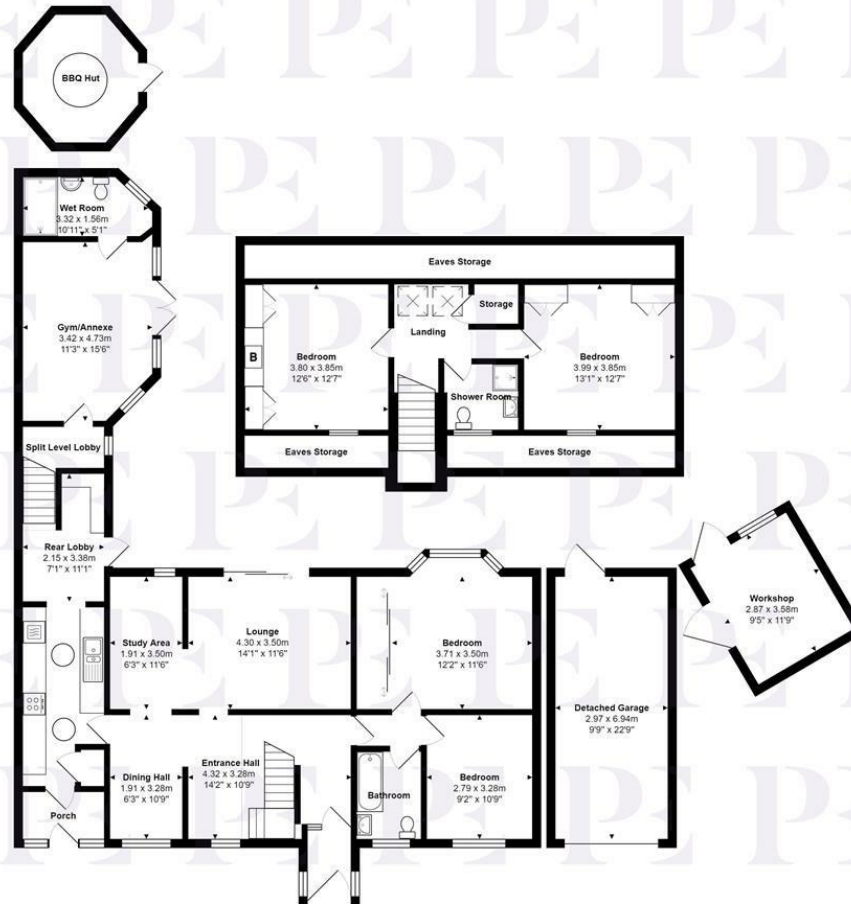
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 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
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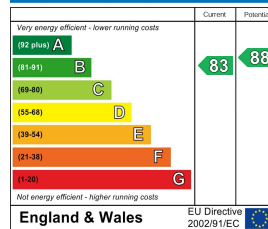


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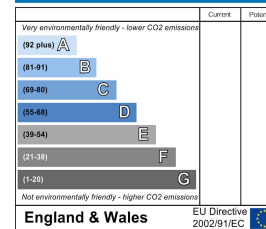


Total Area: 171.2 m² ... 1843 ft² (excluding eaves storage, detached garage, workshop, bbq hut)
All measurements are approximate and for display purposes only

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Registered company name: **Picker Elliott LTD**
Company registration number: **09153786**
VAT Number: **199 0836 58**

