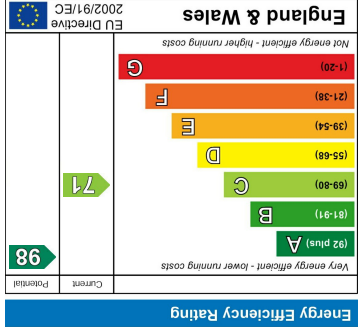


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

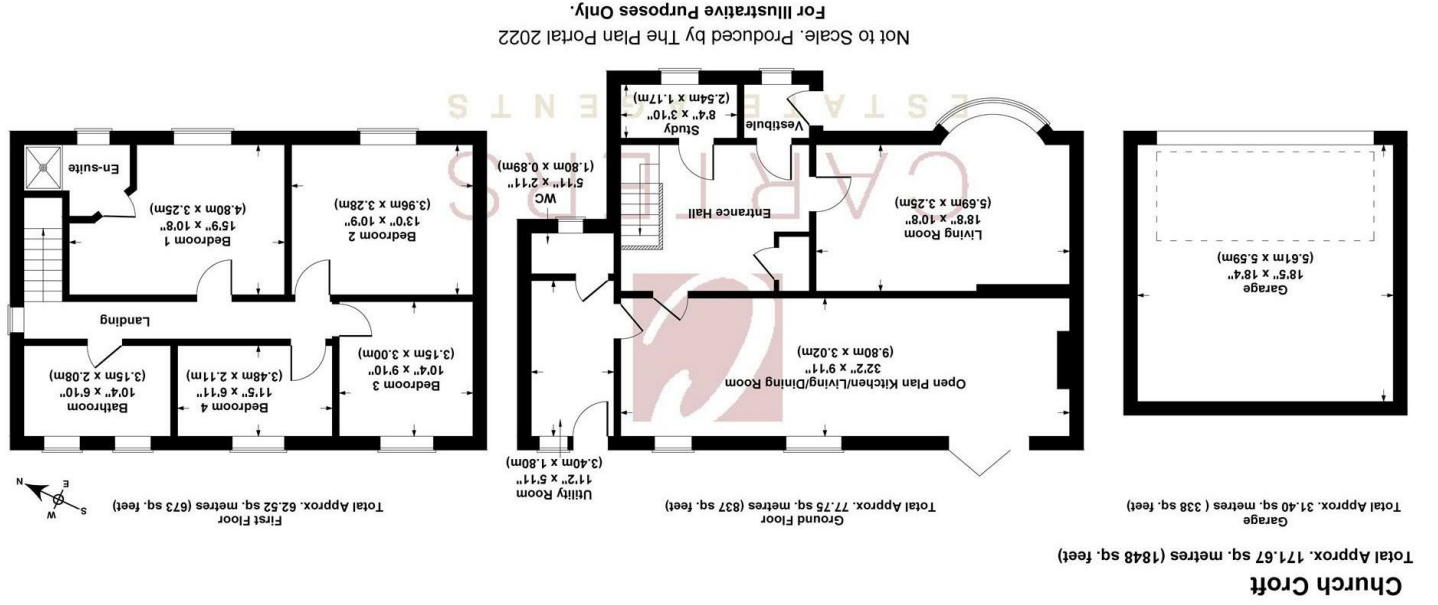
Please contact our Atherstone Office on 01827 215 100 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating Graph



Area Map



Floor Plan



**CARTERS**  
 ESTATE AGENTS

6 Church Croft  
 Atherstone, CV9 3RW  
 £575,000

## 6 Church Croft

Atherstone, CV9 3RW

An extraordinary opportunity awaits with this exquisite four-bedroom detached property nestled in the heart of picturesque rural Leicestershire. Located in the charming village of Sheepy Magna, surrounded by rolling countryside and working farmland, this spacious family abode offers an idyllic retreat with unparalleled views of lush pastureland.

This impeccably maintained home is truly turnkey, boasting recent upgrades less than two years old, including replacement windows, doors, main roof, kitchen, bathrooms, en-suite, décor, flooring, and garden landscaping.

Upon entering, you're greeted by an inviting entrance vestibule and hallway leading to a spacious living room adorned with a captivating round bay window, adding character and charm to the space. The heart of the home lies in the stunning open-plan kitchen, dining, and living area, featuring a modern range of wall and base units, complete with a breakfast bar and seating for four. The kitchen boasts a n array o f integrated appliances, including an oven, microwave combi, dishwasher, induction hob, extractor, full-length fridge, and freezer. A cozy seating area with a media wall and bi-fold doors seamlessly connects indoor and outdoor living, leading to the



landscaped garden. A separate utility room, WC/guests cloak with white suite, and small study/office provide additional functionality and convenience on the ground floor.

Upstairs, four generously sized bedrooms await, with the primary bedroom benefiting from a contemporary en-suite equipped with a walk-in shower unit and mains rainfall shower. Additionally, a luxurious bathroom awaits with a modern white suite, roll-top bath, and floor-mounted feature stainless steel tap with a shower attachment, complemented by a separate walk-in shower unit with mains rainfall shower.

