



## Lodge Farm Market Bosworth Road, Dadlington, Warwickshire, CV13

### Guide Price <sup>£200</sup> £1,200,000

A detached country home situated within this idyllic position enjoying countryside side views, adjoining paddock & stables, total plot including gardens extending to just over 3 acres. The property has well proportioned internal accommodation including a large kitchen breakfast room. The property is situated within sought after location an early internal viewing is strongly recommended.

15 Market Street, Atherstone, Warwickshire CV9 1ET

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Branches across the region and an office in central London

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RICS

## LOCATION

Located in the highly regarded west Leicestershire village of Dadlington. In Dadlington there is a public house, school and nearby shops. More comprehensive facilities can be found in the town of Market Bosworth also providing a choice of private and state schooling. The property is also well located for access to the midlands motorway network.

1.5 miles - Stoke Golding

6.0 miles - Market Bosworth

## GROUND FLOOR

Covered entrance porch leading to entrance hall. With hallway to French floor doors leading off to lounge with double glazed window to front elevation overlooking front gardens and fields beyond. Log burner with open faced brick surround mantle above cupboard housing oil fired, central heating boiler. The dining room with double glazed window to front elevation, feature fireplace with raised stone hearth and mantle above. There is a large kitchen/breakfast room with kitchen area and a comprehensive range of base units, granite preparation services with complimentary tiling. Integrated dishwasher, Belfast sink unit, back burner with raised stone Range master with extractor hood above tiled flooring, inset ceiling, lighting door leading off to useful utility having a range of base units door to rear access downstairs WC with flush WC, wash hand basin.

## FIRST FLOOR

Stairs leading to the first floor landing with doors off to five excellent size bedrooms, the main bedroom comprising of a double glazed window to the front elevation, enjoying gardens and fields beyond en-suite shower with tiled shower cubicle and shower screen, WC, pedestal wash hand basin with complimentary tiling. Bedroom two also having an en-suite shower room with tiled shower cubicle and shower screen, WC, pedestal wash hand basin. Family bathroom with roll top bath, WC, pedestal wash hand basin with complimentary tiling, tiled flooring and a walk-in shower with shower screen.

## OUTSIDE

The property is approached via a driveway leading to a gravel and hardstanding providing parking for several cars. Stable block and haybarn. Extensive lawned gardens adjoining paddock with the top plot extending to 3 acres to the rear of the property. Brick built garage.

## LOCAL AUTHORITY

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax Band - G

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01827-718021 Option 1

## FIXTURES AND FITTINGS

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## SERVICES

None of the services have been tested and purchasers

should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## FLOORPLAN

Howkins and Harrison provide these plans for reference only - they are not to scale.

## Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

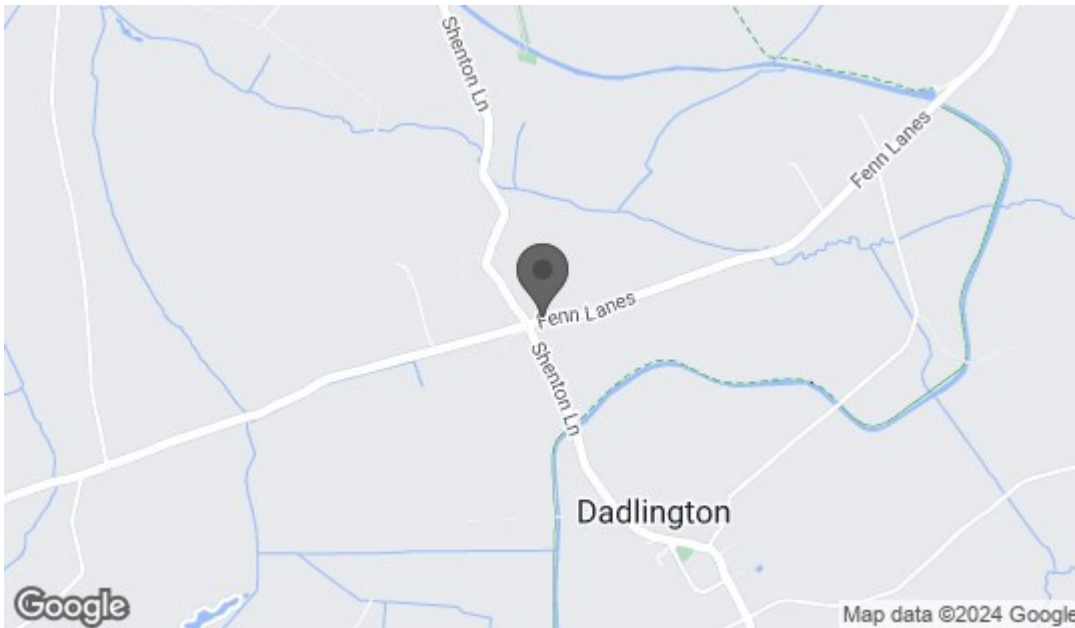
## IMPORTANT NOTICE

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.





Total Area: 2288 ft<sup>2</sup> ... 212.6 m<sup>2</sup> (excluding porch, garage, hay barn, stable)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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