



9 George Fox Lane, Fenny Drayton, Warwickshire, CV13 6BE

HOWKINS &  
HARRISON



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Fenny Drayton,  
Warwickshire, CV13 6BE

Guide Price: £575,000

An impressive detached three bedroom bungalow, renovated throughout to an exceptionally high specification by the present owners. With accommodation extending to just under 2000sqft to provide a bright and spacious modern open plan kitchen/living/dining space opening into a delightful conservatory, separate bay fronted lounge, three bedrooms, bathroom and en-suite to main bedroom. The property is approached via a double gated entrance leading to a large block paved driveway giving access to a double garage. Enjoying delightful front and rear gardens and a detached summerhouse/ home office.

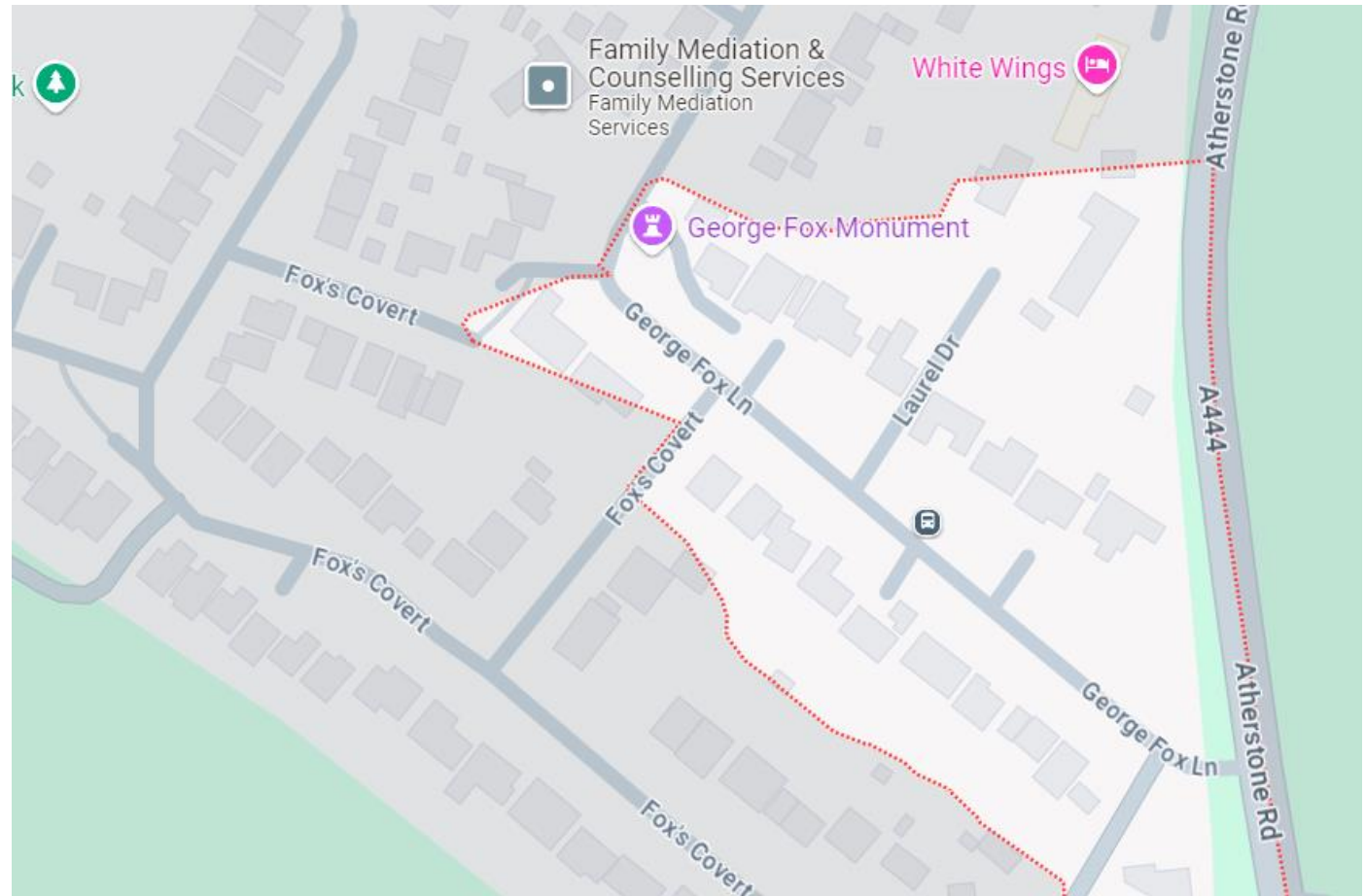
### Features

- Fully renovated detached bungalow
- Generous size garden plot
- Splendid open plan living/kitchen/dining
- Additional conservatory and separate lounge
- Three bedrooms and main bathroom
- Bedroom one having en-suite facilities
- Double gated entry, driveway and garage
- Detached summerhouse/home office
- Close to the A444 and excellent commuter links



## Location

Fenny Drayton is a small rural village within Leicestershire on the border of North Warwickshire. Less than 5 minutes travelling to the A5 & A444 trunk roads, the village provides good access to larger villages and towns with Nuneaton 4 miles, Hinckley 6 miles and Market Bosworth just 7. Locally the area is renowned for its schooling with nearby Dixie Grammar School, Twycross House School and St Martins Catholic School.



## Accommodation Details – Ground Floor

The front door leads directly into an 'L' shaped entrance hall with engineer wood flooring. A door to the right leads into a bright and spacious lounge with attractive fireplace with log burner fitted, bay fronted window to the front elevation and French doors opening onto the rear garden. From the rear of the hall a door gives access to a feature of this property, it's generous size open plan kitchen/ breakfast room which further opens up into a delightful conservatory/dining room. The kitchen area boasts a comprehensive range of eye and base units, ample preparation surfaces with complementary uplifts, breakfast bar, inset ceiling lighting, gas hob with extractor hood above, integrated oven, wine cooler and dishwasher. The conservatory/ dining room has bi-folding doors to the rear garden, apex glazed roof illuminated with an abundance of natural light and engineered wood flooring. Off the kitchen is a door leading to a useful utility room with a range of eye level and base units, work surface, plumbing for washing machine and door to the rear garden.

Elsewhere there are three excellent size bedrooms, the main bedroom to the front elevation has a range of quality fitted wardrobes, engineered wood flooring, inset ceiling lighting and an en-suite shower room. There is a principal bathroom having panel enclosed bath with thermostat shower over.

## Floor Plan

Approx. 178.2 sq. metres (1917.7 sq. feet)



Total area: approx. 178.2 sq. metres (1917.7 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.  
Plan produced using PlanUp.











## Outside

Externally to the front of the property there is a gated entrance leading to a large block paved driveway providing parking for several vehicles and giving access to a double garage. There are extensive rear gardens mainly laid to lawn with paved patio and a large detached summer house /home office, presently being used as a gym and games room with a raised paved patio, pagoda, greenhouse and seating area.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Improved to a high standard  
throughout by the present owners.

Internal viewing is strongly  
recommended.





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 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.

## Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

## Council Tax

Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		



## Howkins & Harrison

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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.



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