



21 Meadow Close, Sheepy Magna, Warwickshire, CV9 3RA

HOWKINS &
HARRISON

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Sheepy Magna,
Warwickshire, CV9 3RA

Guide Price: £465,000

A spacious four bedroom detached family home situated within a sought after village location. Occupying a lovely corner plot position having gardens to the front, side and rear of the property. With accommodation totalling over 1300sqft, in brief comprising: entrance hall, wet room, front sitting room opening into a garden room and a spacious kitchen/diner. To the first floor there are four good size bedrooms, a shower room and bathroom. Approached via a driveway leading to a double garage, an early internal viewing is strongly recommended.

Features

- Detached family home
- Sought after village location
- Spacious lounge and garden room
- Kitchen breakfast room
- Ground floor wetroom/WC
- Bathroom and separate shower room
- Envious corner plot
- Double garage and driveway



Location

Sheepy Magna is a delightful village located close to the Leicestershire and Warwickshire border. In the village there is a primary school classified as outstanding in the latest ofsted inspection, a church, public house, the famous San Giovanni restaurant and fishing lake. Schools nearby include the highly regarded Dixie Grammar located at the nearby town of Market Bosworth and Twycross House school is also close by. The nearby towns of Athertone and Market Bosworth between them offer a wealth of shopping opportunities, health care surgeries, sports clubs and eateries. There is excellent access to the motorway network via the A5.

Atherstone - 2.1 miles

Market Bosworth - 6.2 miles

Coventry - 19.1 miles

Leicester - 19.0 miles

Birmingham international airport - 20.9 miles



Accommodation Details - Ground Floor

A front entrance porch with door leads through into the hallway with staircase rising to the first floor, fitted cloaks cupboard and entry into a ground floor wetroom/WC. Off to the right is a spacious 19ft sitting room with feature fireplace, window to the front elevation and double opening doors into the garden room with window to the rear elevation overlooking the garden. To the rear of the property is a bright and spacious kitchen/diner with the kitchen area having a good range of Shaker style eye level and base units with ample preparation surfaces and complimentary uplifts. There is a fitted gas hob with extractor hood and splashback over, built-in double oven, microwave, integrated fridge freezer and pull out larder cupboard. There is a window and door to the rear elevation with a further window in the dining area.

First Floor

From the main entrance hall the staircase rises to a first floor landing with doors leading off to all four excellent size bedrooms and a family bathroom. There is also a separate shower room and built in airing cupboard.





Outside

Externally the property occupies a corner plot with gardens to the front, side and rear. A gated gravelled driveway leads to the attached double garage with side pedestrian access leading to the rear garden which is mainly laid to lawn with a paved patio, variety of trees, shrubs and mature borders.



A spacious, detached family home located in a desirable village location, internal viewing is highly 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

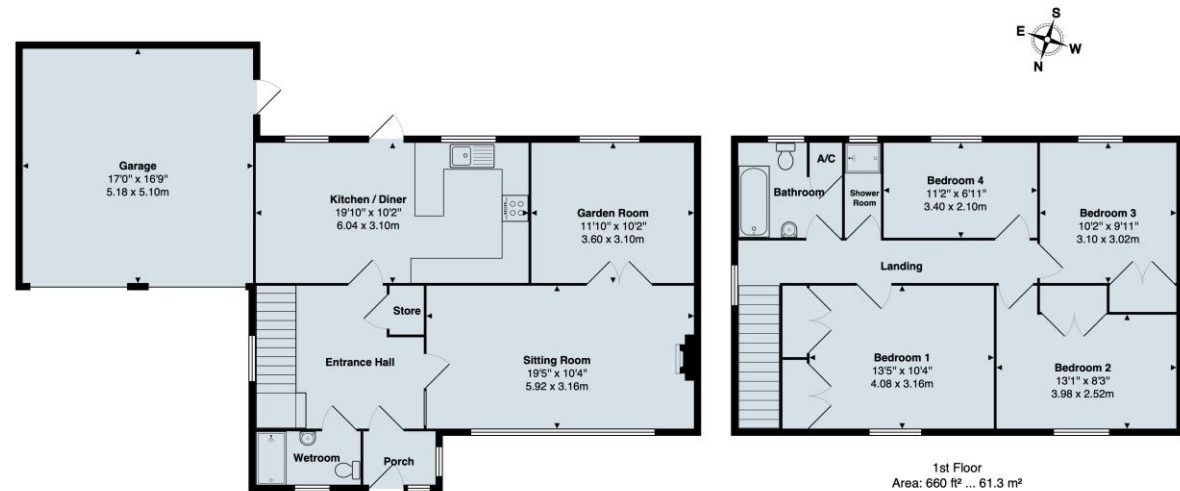
Hinckley and Bosworth Council - Tel:01455-238141

Council Tax

Band - E

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AWAITING EPC



Ground Floor
Area: 713 ft² ... 66.2 m²

Total Area: 1373 ft² ... 127.5 m² (excluding garage)
All measurements are approximate and for display purposes only

Howkins & Harrison

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