



Brancepeth, 2a Stapleton Lane, Dadlington, Warwickshire, CV13 6HY

HOWKINS &
HARRISON

Brancepeth,
2a Stapleton Lane, Dadlington,
Warwickshire, CV13 6HY

An impressive four bedroom detached residence situated within a sought after village location. Occupying a generous size plot approached via a driveway providing ample off road parking leading to a double garage, delightful, landscaped rear garden with hot tub house and a separate summer house.

Boasting versatile internal accommodation totalling just over 1700sqft in brief comprising:- large entrance hall, WC, study, bay fronted sitting room, impressive dining room with bi-fold doors, spacious kitchen/breakfast room with utility room and pantry off. To the first floor there are four bedrooms, three with built in wardrobes a main family bathroom & en-suite shower room.

An early internal viewing is strongly recommended.



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



Accommodation Details - Ground Floor

Accessed via a traditional front doorway the property leads directly into a generous size hallway with modern glazed staircase rising to the first floor and doors to both a cloakroom WC and a separate study which has built in storage. Off to the left is a bright and spacious sitting room with bay window to the front elevation and fireplace with log burner fitted. To the rear of the hallway is access into an 18ft dining room with bi-folding doors to the rear garden. The kitchen/breakfast room also lies to the rear of the property with French doors to the garden, a range of Shaker style eye level and base units with ample preparation surfaces, built in appliances and complimentary tiling. Finally on the ground floor is a matching utility room with walk in pantry and door to side access.

First Floor

Rising from the hallway the feature glazed staircase leads to a good size galleried landing with doors leading off to all four bedrooms and the main family bathroom. Bedroom one to the rear elevation has built in wardrobes and access to its own en-suite shower room. Bedrooms two and three are both good size doubles also with built in wardrobes and bedroom four would make an ideal childrens' room or hobby room. The family bathroom has been re-fitted with a four piece suite including an oval shaped bath and separate shower cubicle.





Outside

Outside the property occupies a generous size plot with ample off road parking leading to the attached double garage with personnel door to the rear. The privately screened rear garden has a paved patio area with retractable awning, large lawned area with mature borders and trees, summer house and hot tub house.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

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

Features

- Spacious detached family home
- Sitting Room, Dining Room and separate study
- Large kitchen/breakfast room & utility room
- Four bedrooms, three with built in wardrobes
- Main family bathroom & en-suite shower room
- Ample off road parking and double garage
- Summer house and hot tub house
- Private landscaped rear garden
- Sought after village location





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

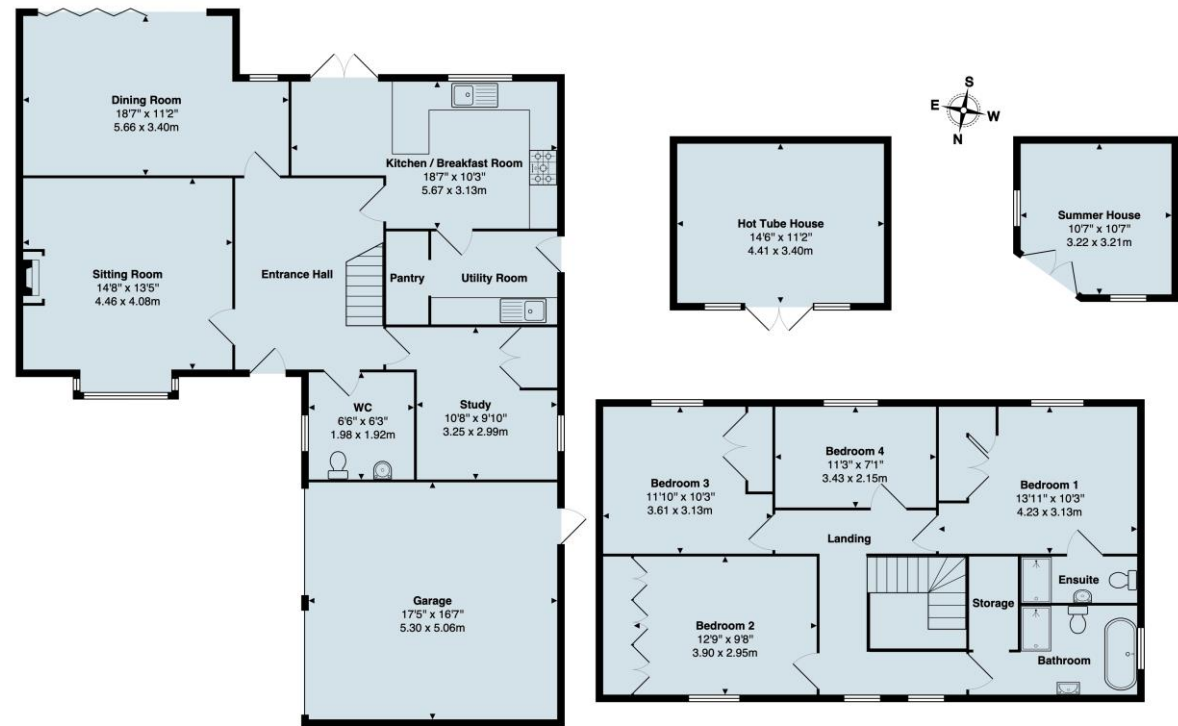
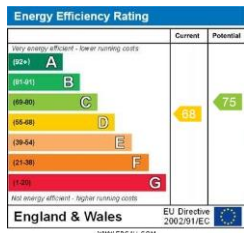
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Nuneaton & Bedworth Council - Tel:024-76376376

Council Tax

Band - F



Ground Floor
Area: 964 ft² ... 89.5 m²

1st Floor
Area: 753 ft² ... 69.9 m²

Total Area: 1716 ft² ... 159.4 m² (excluding garage, hot tube house, summer house)
All measurements are approximate and for display purposes only

Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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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