



28, Main Road, Sheepy Magna, Warwickshire, CV9 3QR

HOWKINS &
HARRISON

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Sheepy Magna,
Warwickshire, CV9 3QR

Guide Price: £355,000

A substantially improved and extended three-bedroom detached home, situated in the sought-after village of Sheepy Magna.

Offering just over 1,140 sqft of modern accommodation, the property has been thoughtfully upgraded by the current owners to create a contemporary, move-in ready home. The ground floor features a spacious living room with feature fireplace and a separate dining area leading to a stylish fitted kitchen. Both the garden room and kitchen are light and airy, with double doors opening directly onto the landscaped rear garden. A ground floor cloakroom with shower completes the layout. To the first floor there are three well-proportioned bedrooms served by a modern family bathroom.

Externally, the home benefits from a landscaped rear garden designed for low-maintenance enjoyment with paved and decked seating areas, together with a double garage and off-road parking accessed to the rear.



Location

Sheepy Magna is an attractive village near the Leicestershire–Warwickshire border, offering a peaceful rural setting yet excellent connectivity. Within the village there is a primary school, a parish church, a public house, the well-known San Giovanni restaurant and a fishing lake. Nearby schooling includes the prestigious Dixie Grammar School at Market Bosworth and Twycross House. The neighbouring towns of Atherstone and Market Bosworth deliver a full range of amenities — shopping, healthcare, sports clubs and eateries. The village also benefits from convenient access to the motorway network via the A5.

Approximate distances:

Atherstone ~3.0 miles,
Market Bosworth ~ 6.2 miles,
Coventry ~ 19.1 miles,
Leicester ~ 19.0 miles,
Birmingham International Airport ~ 18.0 miles.



Accommodation Details – Ground Floor

The front door opens into a welcoming entrance hall with cloakroom WC and shower. To the right, the extended living room provides a generous family space with feature fireplace and double doors opening directly to the garden. Beyond, a dining area connects to the well-presented fitted kitchen, which also enjoys double doors leading into the landscaped rear garden. A bright garden room further enhances the living space, creating a light and versatile area for relaxation.

First Floor

The first floor offers three bedrooms, including two doubles and a versatile third bedroom, all served by a contemporary family bathroom.

Outside

Externally, the property boasts a stylish rear garden with patio and decking for outdoor entertaining. Rear pedestrian access leads to a double garage and off-road parking.



Features

- Superbly presented extended detached home
- Sought after village location
- Spacious lounge open plan to dining room
- Delightful garden room
- Well fitted kitchen with modern units
- Three bedrooms and family bathroom
- Off-road parking and double garage
- Easy to maintain gardens



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.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 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

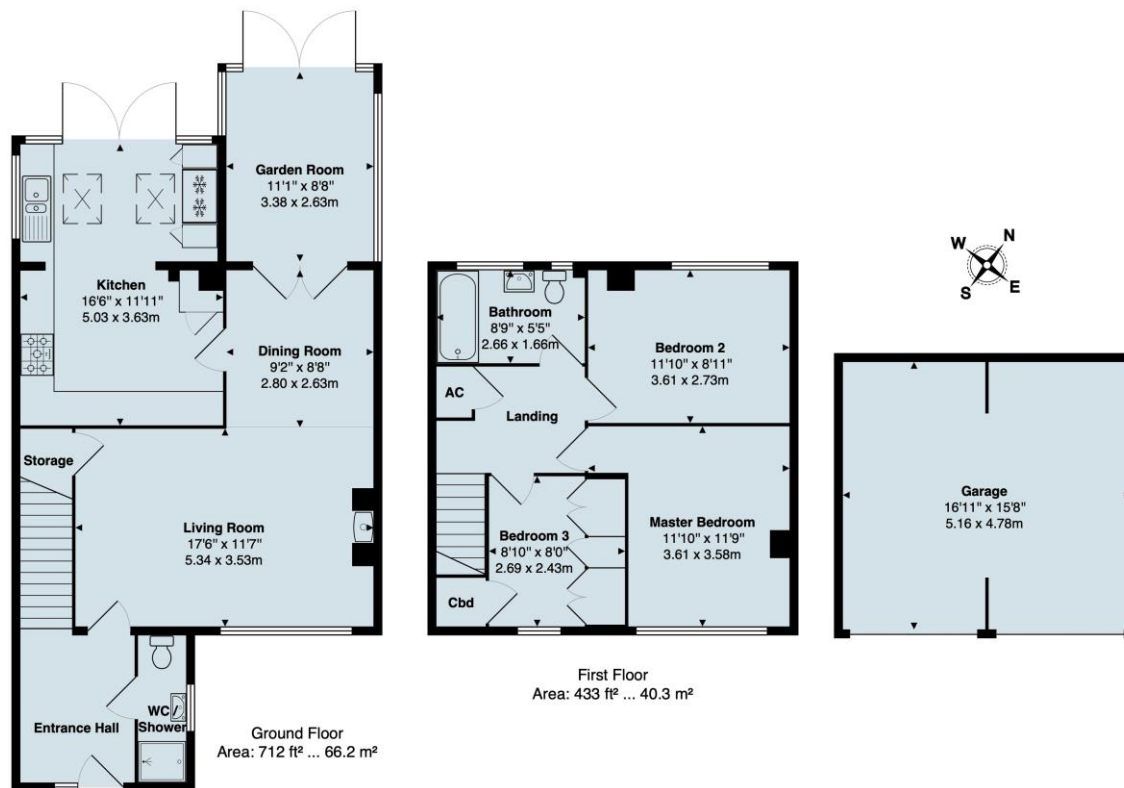
None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 1146 ft² ... 106.4 m² (excluding garage)

All measurements are approximate and for display purposes only

Howkins & Harrison

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