



8 Hornsey Rise, Wellsborough, Leicestershire, CV13 6DF

HOWKINS &  
HARRISON



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Wellsborough,  
Leicestershire, CV13 6DF

Asking Price: £1,050,000

Located on this award winning development, a stunning four bedroom detached residence offering well proportioned open plan living space totalling just over 2400sqft. Boasting high end premium finishes to include Villeroy and Boch and Hansgrohe fittings. A particular feature of this property is its open plan kitchen breakfast room / family room with bi folding doors opening into a garden room overlooking the private rear garden and all four bedroom have their own en-suite facilities. Hornsey Rise is an exclusive private development in an idyllic country setting, an early internal viewing is strongly recommended.

Features

- Small exclusive award winning development
- Open plan living kitchen/breakfast/family room
- Fully glazed garden room
- Underfloor heating through the ground floor
- Air source heat pump system
- Four bedrooms all having en-suite facilities
- Delightful rear garden
- Double garage and driveway



## Location

Wellsborough is an area of Nuneaton in the county of Warwickshire. There are many places to visit nearby including some great towns, villages, historic buildings, country parks, historic monuments, ancient sites, old mines, geological features, castles, ruins, bluebell woods, woodlands, lakes, hiking areas, airports, gardens and parks. Situated just 1 mile from the heart of Market Bosworth a much-favoured market town which has a thriving community and plays host to a range of independent shops, eateries and monthly farmers' market held in the historic market place. There is a plentiful range of recreational and sporting opportunities in the glorious surrounding countryside.

## Travel Distances

Hinckley - 9.0 miles  
Ashby de la Zouch - 10.9 miles  
Tamworth Station - 14.5 miles  
Nuneaton Station - 9.8 miles  
East Midlands Airport - 19.7 miles  
Birmingham Airport - 23.8 miles



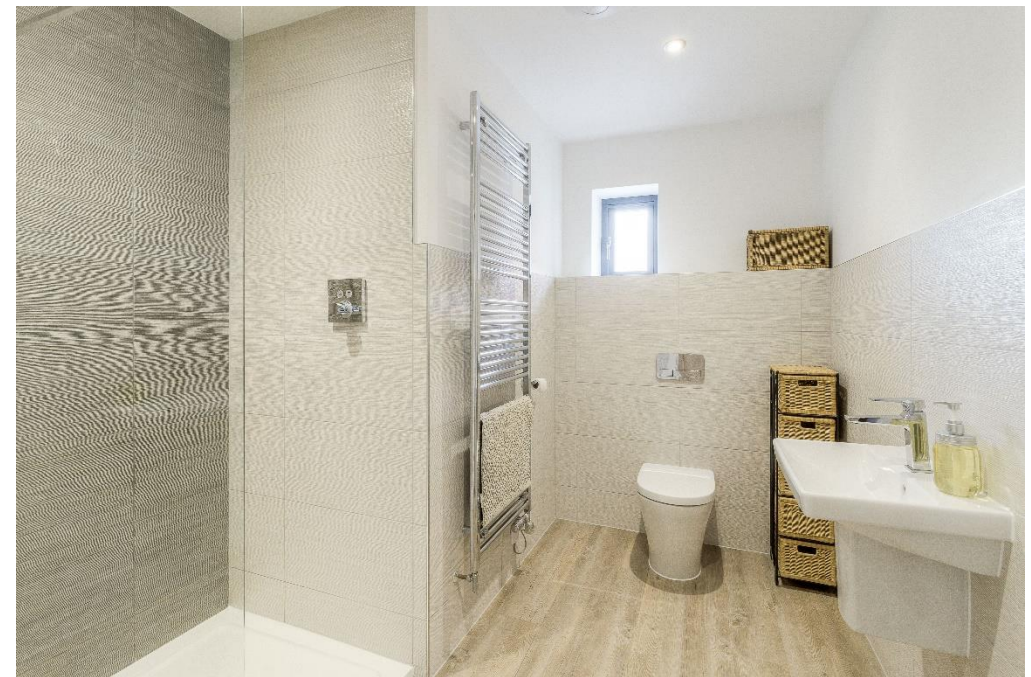
## Accommodation Details - Ground Floor

Enter into an imposing entrance hall with staircase rising to a galleried landing, Karndean flooring and vaulted ceiling. A door leads off to the left into the sitting room which has a window to the front elevation with fitted shutters, wood burner with raised tiled hearth and Karndean flooring. A further door to the left leads into a separate study with window to the side elevation, also having Karndean flooring and to the bottom right is the fitted cloakroom WC. Dominating almost the full width of the rear is a particular feature of this property, an open plan kitchen/ breakfast/ family room with bi folding doors to the rear garden and into the fully glazed garden room with retractable glazing. The kitchen area boasts a quality range of eye level and base units with granite preparation surface incorporating a Quooker boiling tap, ceramic induction hob, built in Siemens oven and further built in appliances. A granite topped chef island with breakfast bar houses concealed storage cupboards and an integrated wine cooler. The family sitting area has a wood burner fitted and inset ceiling lighting. Finally, off the kitchen area is access to a useful utility room also having a range of base units with granite work surfaces and a door to the rear access.











## First Floor

The staircase rises to a generous first floor galleried landing with doors leading off to:- Four bedrooms, four en-suites and an airing cupboard. The main bedroom has a Juliet balcony to the rear elevation, a large en-suite bathroom /shower room comprising an oval shaped bath with shower over, complementary tiling and inset ceiling lighting. There is also a walk-in dressing room with range of fitted wardrobes. The three further excellent size bedrooms all have the benefit of en-suite facilities and two of them have a range of fitted wardrobes.



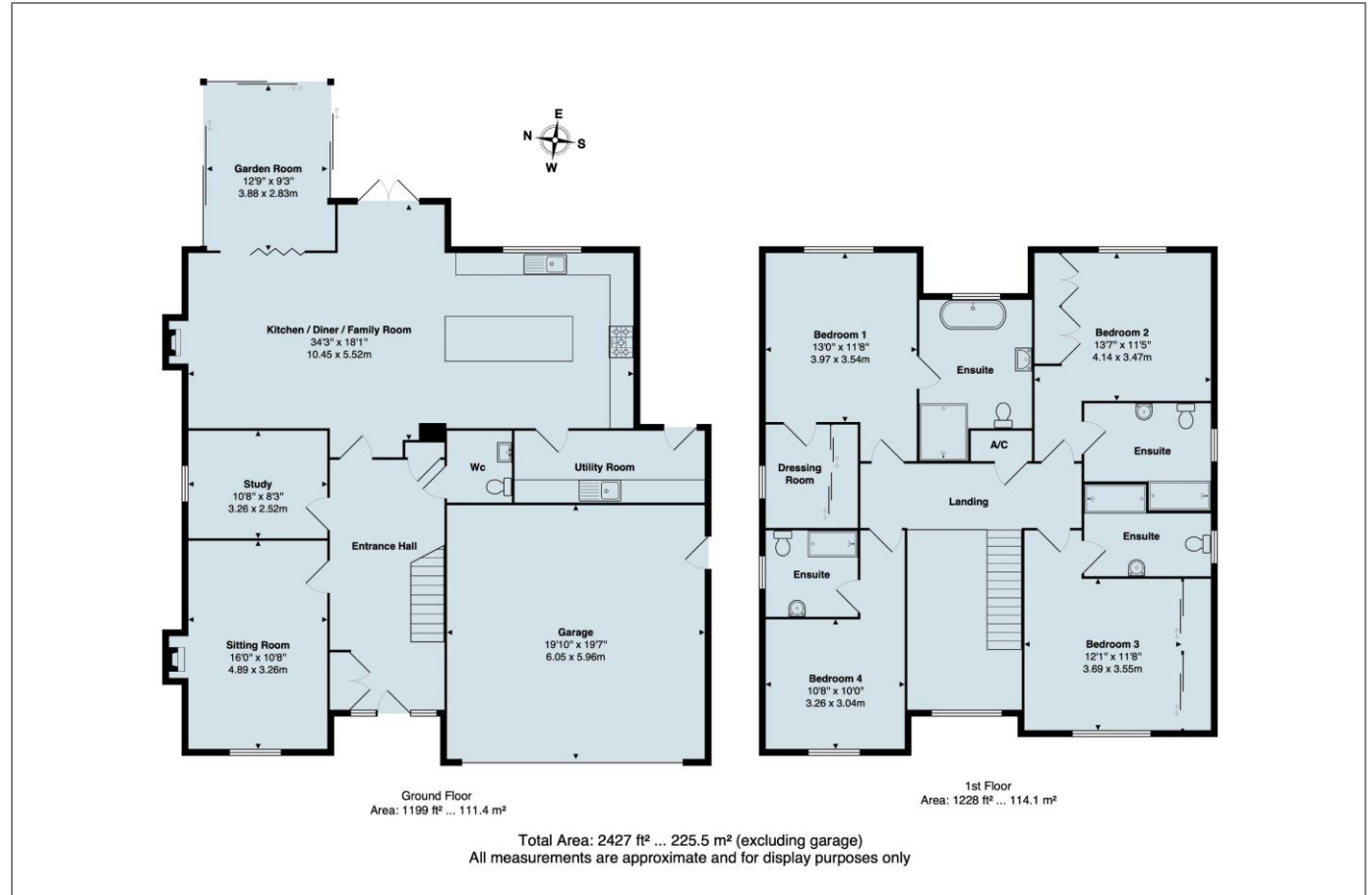


## Outside, Gardens and Grounds

The property is approached via a private driveway leading to a double garage with electrically operated door and side access to a delightful rear garden, mainly laid to lawn and a large, paved patio. There is a good display of maturing shrubs and a variety of tree set within private non overlooked fence panelled boundaries.

## Agents Note

Considerable thought has been given to making the property energy efficient to include an air source heat pump and a wet zone app controlled underfloor heating system to the ground floor and radiators to the first floor, 1000mbps fibre has been installed to the property, data cabled Ubiquiti Wi-Fi



A rare opportunity to acquire a bespoke detached residence on a sought-after residential development.



## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

## 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

## Tax

Band - G

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	93   A	86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## 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.

