



2, Bagworth Road, Nailstone, Leicestershire, CV13 0QJ

HOWKINS &
HARRISON

2, Bagworth Road,
Nailstone,
Leicestershire, CV13 0QJ

Guide Price: £360,000

A charming and recently renovated cottage occupying a prominent position within the sought-after village of Nailstone and offered to the market with vacant possession.

Finished to a high standard throughout, the property successfully blends character with contemporary styling and quality fitments, including oak internal doors. The accommodation extends to approximately 1,018 sq ft and includes a well planned kitchen/diner with feature beam, a cosy living room with wood-burning stove, a ground-floor office/bedroom three, and a large first-floor landing ideal for use as a study or reading area. There are two bedrooms, a modern family bathroom, a convenient en-suite WC serving bedroom one, and a ground-floor WC located within the garage/utility.

Outside, the property benefits from driveway parking, an integral garage/utility, making this a unique and flexible village home.



Location

Nailstone is a highly regarded and attractive village surrounded by open countryside, well placed for access to Market Bosworth, Ibstock and the wider Leicestershire and Warwickshire road networks. The property occupies a prominent position on Bagworth Road, directly opposite a village green/park, providing an open outlook and a particularly pleasant setting. Nailstone offers a strong sense of community along with a primary school, village hall and church, while a wider range of shops, amenities and schooling can be found in nearby Market Bosworth and surrounding towns. The area is ideal for those seeking village living with access to countryside walks, yet remaining convenient for commuting.

Travel Distances

Market Bosworth – approx. 3 miles

Ibstock – approx. 4 miles

Ashby-de-la-Zouch – approx. 6 miles

Nuneaton – approx. 7 miles

Leicester – approx. 14 miles

Birmingham – approx. 22 miles

East Midlands Airport – approx. 18 miles



Accommodation Details – Ground Floor

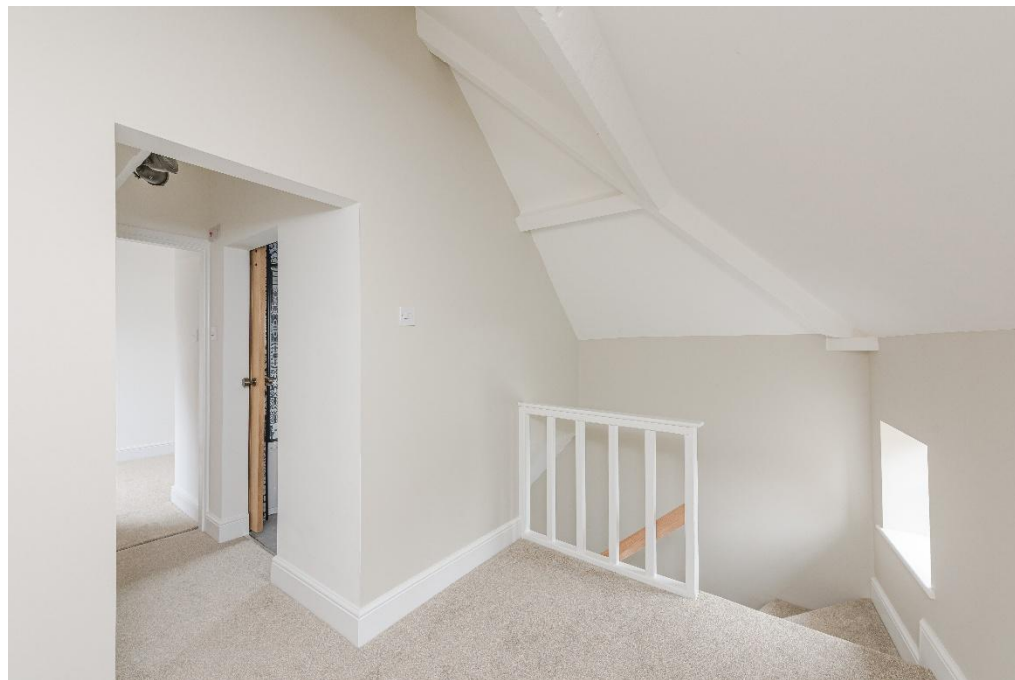
The property is entered via the front door which opens directly into the kitchen/diner, a well-proportioned and recently refitted space fitted with modern units, complementary work surfaces and integrated appliances. A feature ceiling beam adds character, while there is ample room for a dining table. Double doors open out to the rear garden, creating an excellent link between inside and out. From the kitchen/diner, a door leads into the living room, a cosy and inviting space featuring a wood-burning stove set within a recessed fireplace and a window overlooking the front elevation. Also accessed from the kitchen/diner is the office, a versatile room ideal for home working or third bedroom with built in store cupboard. Additionally, off the kitchen is the integral garage/utility, fitted with storage and a sink unit and incorporating a ground-floor WC, making it a particularly practical everyday space.

First Floor

The staircase rises from the living room to the first floor leading to a large landing, which comfortably accommodates a desk or reading area and works well as a study space. The principal bedroom is a generous double and benefits from a convenient en-suite WC, while bedroom two is also a well-proportioned room. The accommodation is completed by the modern family bathroom, fitted with a contemporary suite including a bath with curved glass shower screen, vanity unit and stylish tiling.

Outside

Outside, the property has a gravelled driveway and lawned side garden with gated pedestrian access to the rear. To the front is additional parking leading to the integral garage.



Features

- Recently renovated character cottage
- Well planned kitchen/diner with feature beam
- Cosy living room with wood-burning stove
- Ground-floor office/bedroom three
- Integral garage/utility with WC
- Two well-proportioned first floor bedrooms
- En-suite WC to bedroom one
- Large landing ideal as study space
- Off road parking and integral garage
- Excellent village location

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 mains water, drainage and electricity are connected to the property. The property has cutting edge, eco friendly electric heaters throughout which are ERP Lot 20 Compliant. Literature available for this at the property.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax Band – Band - A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

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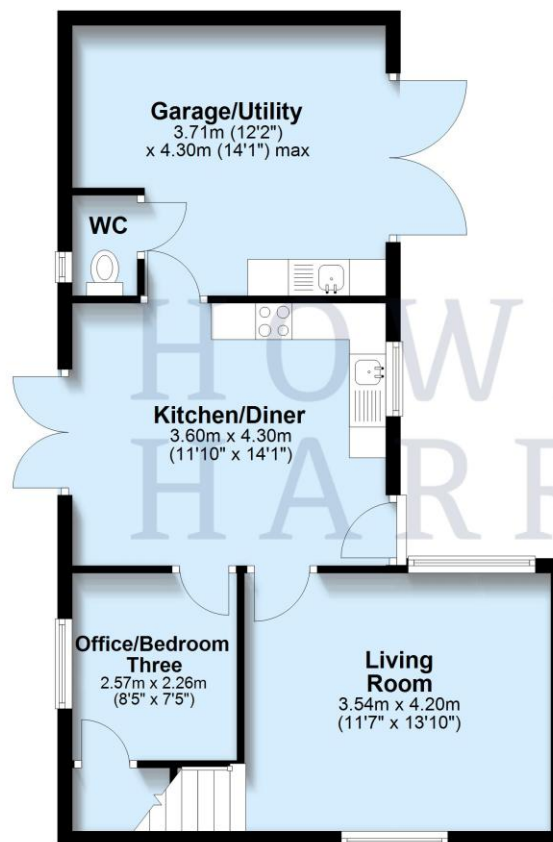
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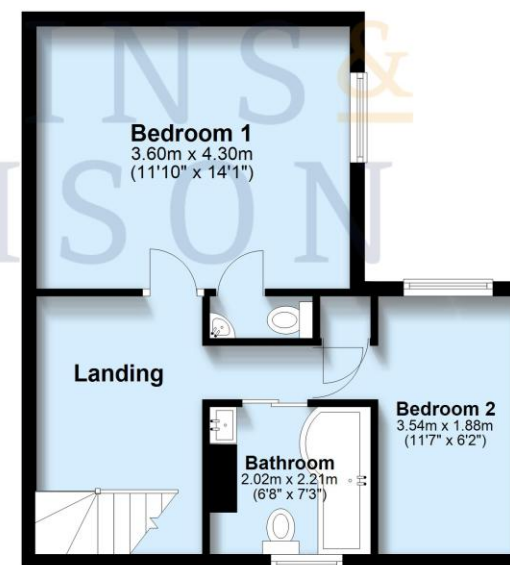
Ground Floor

Approx. 55.5 sq. metres (597.4 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Total area: approx. 94.6 sq. metres (1018.5 sq. feet)

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.