



The bungalow
11 Main Street | Nailstone | CV13 0QE

FINE & COUNTRY

THE BUNGALOW

Nestled in the heart of this charming village is the spacious and updated detached bungalow. Further benefiting from formal gardens, giving you not only privacy, but an abundance of joy from the variety of colours & wildlife. The Lounge gives you further charm with its log burner amongst the red bricks, which leads onto a further two Reception Rooms, as well as the luxury Kitchen/Breakfast Room with it's own Utility Room.



WETHERBY

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Nestled in the heart of the charming village of Nailstone, this spacious four-bedroom detached bungalow presents a serene retreat with ample outdoor space and modern conveniences. As you approach the property from the main road, you'll immediately appreciate its private and secluded position, offering a tranquil oasis amidst the village bustle.

Upon arrival, you're greeted by double side gates leading to an expansive driveway capable of accommodating numerous vehicles, alongside a double detached garage providing ample storage options.

Stepping through the Entrance Hall, you're welcomed into the formal Dining Room, a generously proportioned space with doors opening directly onto the garden, creating a seamless indoor-outdoor flow. This leads effortlessly into the contemporary Kitchen/Breakfast Room, thoughtfully designed with modern appliances and offering picturesque views of the garden. The adjacent Utility Room provides additional convenience, with a back door granting easy access to the outdoor space.

Adjacent to the Dining Room, the Lounge beckons with its inviting atmosphere, overlooking the garden and offering a cosy wood burner, perfect for enjoying the changing seasons. The Lounge seamlessly transitions into the Conservatory, providing a tranquil space to soak in the views of the garden and the picturesque hedge row border.

Offered to the market with No Onward Chain, this delightful bungalow presents a rare opportunity to embrace village living without compromising on modern comforts. Don't miss your chance to make this tranquil retreat your own - schedule a viewing today and experience the allure of Nailstone village living first-hand.















SLEEPING QUARTERS

The Principal Bedroom, accessed from the Dining Room, boasts an En Suite Bathroom, offering a luxurious retreat at the end of the day. Three additional Bedrooms provide ample space for family or guests, with one currently utilized as a Study. A well-appointed Family Bathroom completes the interior living space, offering both style and functionality.











OUTDOORS

Outside, the property boasts tiers of gardens, including a charming patio area surrounded by mature hedge rows, trees, bushes, and flower beds, providing a delightful setting for outdoor entertaining or relaxation. The garden, enveloping the entirety of the home, enhances the sense of seclusion with hedge rows, a variety of trees, and mature borders and flowerbeds. This lush greenery not only provides privacy but also imbues the property with a serene ambiance, perfect for enjoying the outdoors in peace.

Additional storage for bins, outdoor tap, lights, and well-maintained pathways further enhance the functionality and appeal of the outdoor space.

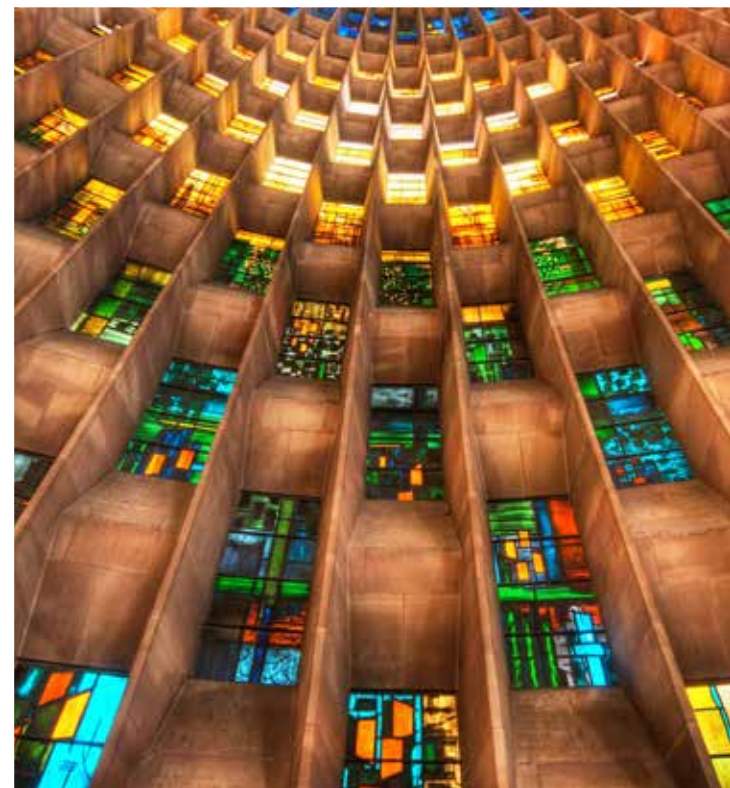






LOCATION

Nailstone is a village and civil parish in the Hinckley and Bosworth district of Leicestershire, situated to the west of Leicester and 3 miles north-east of Market Bosworth. In the 19th century, Nailstone was a thriving mining community, with coal and clay being the main industries. Today, the village is known for its picturesque cottages, historic church, and friendly community. There are several local amenities, including a village hall, pub, and primary school, making it a great place to raise a family. The village is situated on the A447 road, which connects the nearby towns of Hinckley and Coalville. Nailstone is surrounded by beautiful countryside, making it an ideal location for those who enjoy outdoor activities such as hiking and cycling.





Services
Mains gas, electricity, water & main drainage.

Local Authority
Hinckley and Bosworth District – Council Tax Band F
EPC Rating E

Internet Connection - FTTC GFast Fibre Broadband connection available

Mobile Phone Coverage - 4G mobile signal is available in the area, we advise you to check with your provider.

Viewing Arrangements
Strictly via the vendors sole agents; Fine & Country Coventry on 02476-50015 & Graham Howell on 07972-616405

Website
For more information visit www.fineandcountry.com/uk/coventry

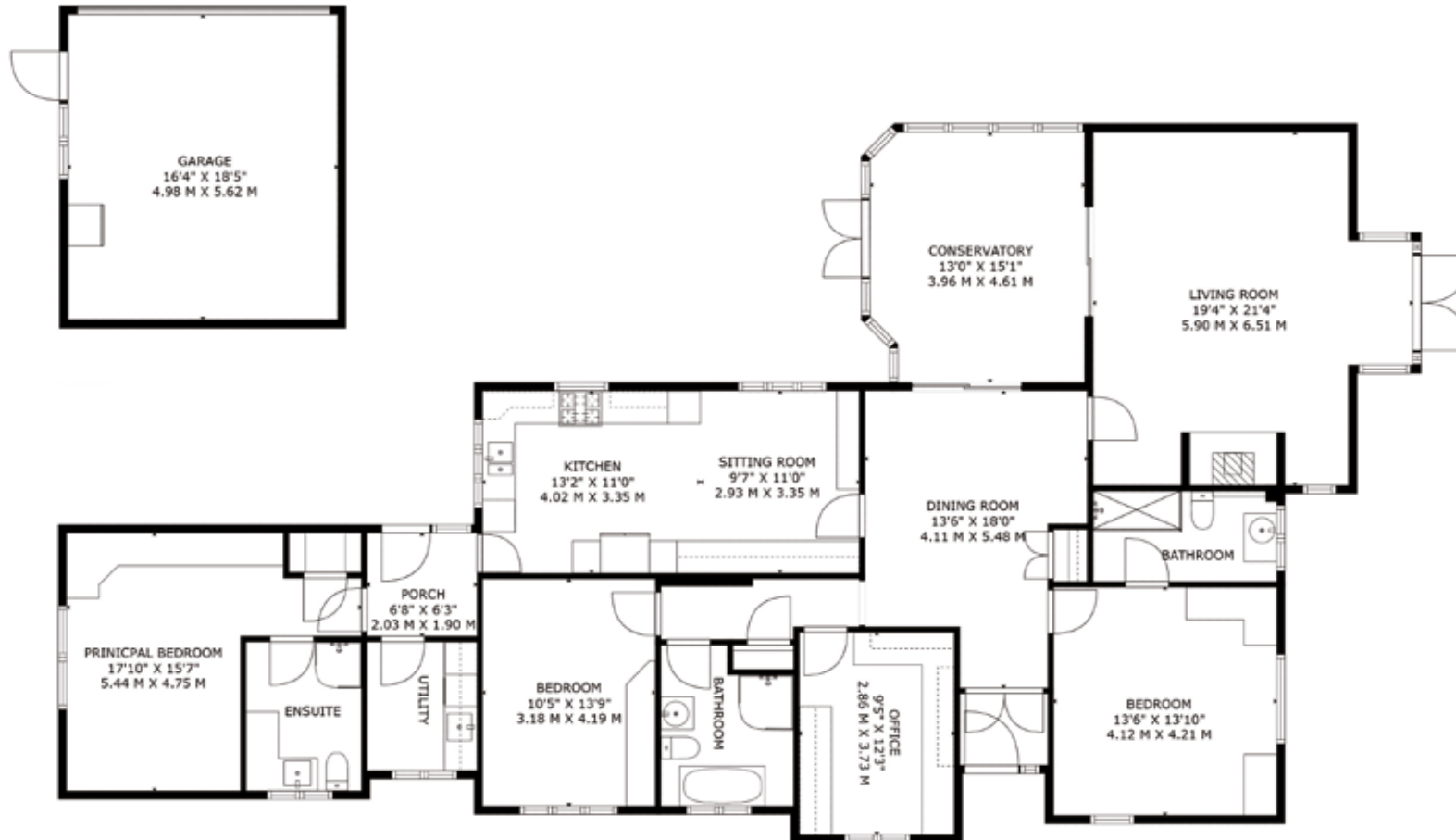
Opening Hours
Monday to Friday 9.00-17.30
Saturday 9.00-16.30
Sunday By Appointment Only



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	51 E	
21-38	F		
1-20	G		

GROSS INTERNAL AREA: 2086 sq ft, 194 m²

ADDITIONAL AREAS TOTAL: 302 sq ft, 28 m²

OVERALL TOTALS: 2388 sq ft, 222 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







GRAHAM HOWELL
PARTNER AGENT

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Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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