

Alexanders



Lost and Found

Main Street, Dadlington



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- A beautifully appointed barn conversion
- Spacious kitchen/diner with gas fuelled AGA
- Two further reception rooms and separate study
- Master bedroom with ensuite facilities
- Three further bedrooms and family bathroom
- Landscaped wrap around gardens
- Courtyard parking with double garage
- Heart of village location
- EPC Rating C / Council Tax Band F / Freehold

General Description

Alexanders of Market Bosworth are favoured with instructions to market Lost & Found, a beautifully appointed barn conversion positioned in the heart of the most sought-after historic village of Dadlington opposite the pleasant village green.

This wonderful barn has been carefully maintained by the current owners and blends contemporary finishes with a wealth of character features, including exposed beams, full height glazed windows and stone flooring throughout most of the ground floor.

Location

The village of Dadlington lies to the southwestern edge of Leicestershire, approximately 4 miles from historic town of Market Bosworth and 3 miles from the larger town Hinckley. There is a well-regarded pub in the village, and countryside walks can be enjoyed along the Ashby Canal. The next village of Stoke Golding has additional amenities.

Accommodation

Entering the property into a distinguished entrance hall complete with stone flooring and oak staircase rising to the first floor, you make your way into the spacious kitchen/diner complete with solid pine cabinetry, Belfast sink, gas fuelled aga along with space for a conventional cooker and door to rear gardens.



Across the entrance hall is the large sitting room complete with a feature fireplace, five full length glazed windows to the front aspect and opening to separate dining room again benefiting from full length glazed windows/doors to create a bright airy space. From the dining room there are patio doors which lead out onto the gardens and an internal door to the study.

There is also a useful store cupboard in the kitchen and the downstairs WC is located off the hall. Upstairs are four bedrooms and a three-piece family bathroom. The principal bedroom benefits from built-in wardrobes and ensuite facilities.

Outside

Externally, the property is accessed via a shared courtyard of just four properties allowing parking for several vehicles and access to the attached double garage, the gardens are idyllic and whimsical and wrap around the rear and side of the barn. There is a lawned garden with a beautiful seating terrace and sumptuous cottage borders creating an arrangement of textures and colours.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

Tenure

Freehold.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band F.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





TOTAL FLOOR AREA : 1980sq.ft. (183.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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23 Main Street
 Market Bosworth
 CV13 0JN

Telephone Sales: 01455 291471
 Email: mbsales@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471
 Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
 General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.