



Shadows Lane
Congerstone



Shadows Lane

Congerstone

- Lovingly maintained detached family home
- Two reception rooms and modern kitchen
- Four bedrooms and family bathroom
- Principal bedroom with ensuite
- Landscaped rear gardens
- Detached single garage
- Shared driveway
- Popular village location
- EPC Rating D / Council Tax Band E / Freehold

General Description

Alexanders of Market Bosworth offer to the market this modern detached house attractively positioned in the small and popular rural village of Congerstone. The house stands slightly elevated above Shadows Lane boasting four bedrooms, two bathrooms and wonderful open plan living.

Location

The property is located on the most popular picturesque Shadows Lane within the heart of the village and bordering the grounds of the Gopsal Estate, Shackerstone with countryside walks on your doorstep.

Congerstone itself offers a primary school and public house and is well placed for commuting to various Midland towns and cities being within easy reach of the M42, M69 and the M1.

Some three miles away is the much picturesque and historic Market Bosworth where there are a range of boutique shops, public houses, and restaurants. Alongside doctors, dentists, vets, library, and well-regarded state and private schools within the area.





Accommodation

Positioned in a generous plot, behind a large raised front garden and steps up to the front door. Ideally suited for family living the property offers an abundance of open plan living accommodation, expect to find; Entrance Hall, WC, sitting room with bay window and opening into the large dining room which in turn leads into the kitchen and out onto the one of few seating terraces.

Upstairs there are three good sized bedrooms, a fourth single bedroom and a recently refitted three-piece family bathroom. The main bedroom benefits from fitted wardrobes and an ensuite shower room.

To the rear, the shared driveway allows parking and access to the single garage which also has a personnel door out onto a raised decked area at the rear of the garden. The main garden is beautifully stocked, laid mostly to lawn with a further paved walled seating terrace to the side of the property.

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 E.

Services

We are advised that mains gas, electricity, water and drainage are connected.

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.

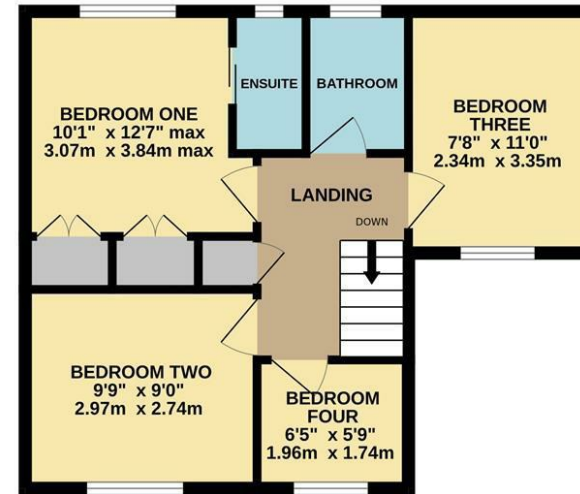
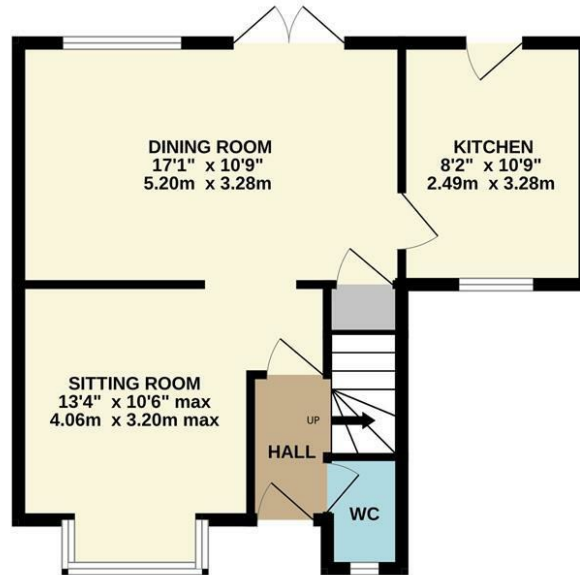
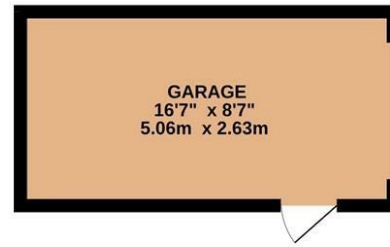
Money Laundering

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.





Alexanders



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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.

Made with Metroaix ©2024



Viewing by appointment only

Alexanders

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.

