

# Alexanders



Highfields  
Hinckley Road, Cadeby









# Highfields

## Hinckley Road, Cadeby

- A beautifully appointed detached family home
- Sought after village location
- Large plot extending to circa 1/3 acre
- Three reception rooms
- Modern family kitchen/breakfast room
- Five bedrooms and family bathroom
- Two ensuites
- Large landscaped gardens
- Extensive driveway and garage
- EPC Rating D / Council Tax Band E / Freehold

### General Description

Alexanders offer to the market a substantial five bedroom family home, occupying an impressive gated plot of circa 1/3 of an acre on the outskirts of the sought after village of Cadeby. With private mature front and rear gardens, a sweeping private gravel driveway and open countryside views.

Highfields is a rare and special opportunity to acquire a forever family home close to the historic and picturesque town of Market Bosworth with its' boutique high street, eateries, and coffee shops along with exceptional public and private schooling. The property is also well situated for commuting with road/rail links making Leicester, Birmingham, and London very accessible.









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## Accommodation

Offering a total floor area of circa 2,600 square feet, the property has been beautifully maintained throughout. In brief expect to find first class living accommodation laid across two floors to include five bedrooms, three reception rooms, a separate study with bespoke Hammonds units, kitchen breakfast room, utility, boot room and WC.

Upstairs are five bedrooms, bedroom two houses a three-piece ensuite, the main bedroom spans the length of the property with open views and a generous ensuite shower room.

## The Outside

Set back from Hinckley Road, the property enjoys a great degree of privacy with mature hedging and trees lining the boundary, with large lawned areas to both sides of the drive, which in turn provides more than ample parking and access into the garage. The rear gardens are accessed via either side and are mostly laid to lawn, with several seating terraces, a play area and garden stores.

## 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.

## 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.







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Total area: approx. 242.6 sq. metres (2611.3 sq. feet)



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**Alexanders**

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### 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.



