

Alexanders



Mulberry House

Church Lane, Cadeby





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- A beautiful detached barn style home
- Nestled in a private enclave of three properties
- Easily accessible conservation village
- Gated driveway and detached double garage
- Open-plan kitchen and living space with bi-folds
- Beautifully designed, contemporary interiors
- Five double bedrooms and three bathrooms
- Exceptional main bedroom suite with Juliet balcony
- EPC Rating B / Council Tax Band G / Freehold

General Description

Alexanders of Market Bosworth are delighted to introduce to the market a beautiful detached family house built in 2014 in a barn style. The property is nestled in a small development of three homes in the delightful village of Cadeby, a stone's throw from the historic Market Bosworth.

Mulberry House is a beautifully designed, spacious property with clean, contemporary interiors finished with high quality fixtures and fittings. The floor area is over 2807sq. ft. The property is set behind a walled gated driveway with ample off-road parking and access to a detached double garage. The rear gardens are landscaped with artificial grass, sweeping patio area and purpose built garden room/bar.

The living space is centred around a beautiful reception hall with vaulted ceiling and glazed front elevation with stairs rising to a galleried landing. The hall leads to a study, dual-aspect sitting room with feature fireplace/media wall and bi-fold doors opening out onto gardens, family room, and a particularly well-conceived open-plan living kitchen incorporating an enviable fitted kitchen with large island unit, access to a utility room and a second set of bi-fold doors from the dining area. There is also a downstairs w.c. and cloakroom.





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Upstairs the main bedroom has a glorious vaulted ceiling with glazed elevation and Juliet balcony, dressing area with a bank of fitted wardrobes, and an en-suite shower room. There are a further four double bedrooms and a beautiful family bathroom with free standing bath. The second bedroom also has en-suite facilities.

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

Situation

Cadeby is a conservation village surrounded by sprawling countryside and just 1 mile from the historic Market Bosworth and its wonderful array of independent shops and eateries. The surrounding village provide an excellent selection of country pubs, and there is a farmers' market held monthly in Market Bosworth.

There is an unrivalled selection of schools in the area, including The Dixie Grammar School in Market Bosworth, nearby Twycross House School and Repton School amongst many others.

Despite its tranquil setting, the village is well connected with excellent communication links. There is a train service from nearby Nuneaton to London Euston taking from 1 hour. By car, the M42 and M69 are easily accessible. The development is well positioned for travelling to Birmingham and Nuneaton in one direction, or Leicester and Nottingham in the other. In addition, East Midlands airport is just 17 miles away.





Accommodation

Reception Hall

Living Kitchen

23'10 x 21'3 max (7.26m x 6.48m max)

Utility Room

5'8 x 5'4 (1.73m x 1.63m)

Family Room

14'9 x 12'9 (4.50m x 3.89m)

Sitting Room

24'3 x 14'8 (7.39m x 4.47m)

Study

10' x 8' (3.05m x 2.44m)

WC

6'1 x 4'6 (1.85m x 1.37m)

First Floor

Bedroom One

22'7 x 13'4 max (6.88m x 4.06m max)

En Suite

8'4 x 7' (2.54m x 2.13m)

Bedroom Two

15' x 12'9 (4.57m x 3.89m)



En Suite

8' x 7' (2.44m x 2.13m)

Bedroom Three

14'7 x 12'1 (4.45m x 3.68m)

Bedroom Four

13'10 x 11'11 (4.22m x 3.63m)

Bedroom Five

11'10 x 11'4 (3.61m x 3.45m)

Bathroom

10' x 8'1 (3.05m x 2.46m)

Double Garage

20' x 20' (6.10m x 6.10m)

Tenure

Freehold.

Local Authority

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

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.



Viewing by appointment only

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.

