

Alexanders



St. Peters Place

Shackerstone





# St. Peters Place

## Shackerstone

- A characterful detached family home
- Sought after picturesque village location
- Contemporary kitchen/diner
- Dual aspect sitting room
- Four good sized bedrooms and family bathroom
- Principal bedroom with en-suite shower room
- Parking for two vehicles and a double garage
- Landscaped gardens with views over farmland
- EPC Rating D / Council Tax Band F / Freehold

### General Description

Alexanders of Market Bosworth are delighted to introduce to the market a rare opportunity to acquire a modern yet characterful detached four bedroom, two bathroom family home within a quiet cul-de-sac in the heart of arguably the most popular pretty village of Shackerstone.

The property is specifically designed to sympathetically blend into the vernacular of this historic village, set within a courtyard development, the front offers off road parking for two vehicles, double garage and manicured front borders. The gardens wrap around the property and have several seating terraces, including a covered area with inbuilt pizza oven, laid mostly to lawn the gardens offer complete privacy with open views to the rear across local farmland with the river sense, Ashby Canal and the historic battlefield line.

Internally the property boasts beautifully presented living accommodation laid across two floors to comprise in brief: Entrance hall, sitting room, front to back kitchen/ diner with double doors into the conservatory and further door to utility room and WC. Upstairs are four bedrooms, with both the main bedroom en-suite shower room and a beautiful family bathroom having been completely refitted in the last twelve months.





## Location

Shackerstone is a desirable village with a popular country pub nestled in beautiful Leicestershire countryside, close to Ashby Canal providing lovely walks, and situated just four miles from the quaint and historic town of Market Bosworth which has a market held every Wednesday and a popular farmers' market every month. There is a tempting array of pubs and restaurants in Market Bosworth and its neighbouring villages, making for a pleasant community with recreational and sporting opportunities abound. The area is also well-known for its schooling.

Despite its tranquil setting the village is well-connected. There is a convenient train service from nearby Nuneaton to London Euston taking from 1 hour and 4 minutes, and the A444 close by provides links to the M42.

## 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.

## Services

We are advised that mains electricity, water, and drainage are connected. The property has oil fired heating.

## 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.

