

Alexanders



Church Walk

Shackerstone





Church Walk, Shackerstone

- Charming detached cottage
- Four good sized bedrooms
- Situated in the heart of Shackerstone
- Located on a quiet country lane
- Generous driveway with access to single garage
- Landscaped gardens to the front and rear
- Sitting room with feature fireplace and log burner
- EPC Rating D / Council Tax Band F / Freehold

General Description

A unique opportunity to acquire a charming four bedroom, two bathroom detached cottage occupying in the picturesque hamlet of Shackerstone.

Situated in the heart of one of the most sought after Leicestershire villages, with views over paddocks to the rear and churchyard to the front. The property is accessed via a quiet lane with generous driveway to the front and access to the detached oversized single garage, formal gardens are laid mostly to lawn with established hedgerows. The rear garden is also landscaped well with several seating areas, mature borders and majority laid to lawn.

Accommodation

A gross floor area of circa 1,792 square feet is made up of well presented living accommodation laid across two floors. At present expect to find upstairs four good sized bedrooms, a shower room and family bathroom accessed via the first floor landing.

Downstairs are two reception areas including a front sitting room with feature fireplace and inset wood burner, dining room with direct access to the garden. There is also a kitchen/breakfast room with large utility and w.c.





Location

Shackerstone is a desirable village with a popular country pub nestled in the beautiful Leicestershire countryside, close to Ashby Canal providing lovely walks, and situated just 4 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

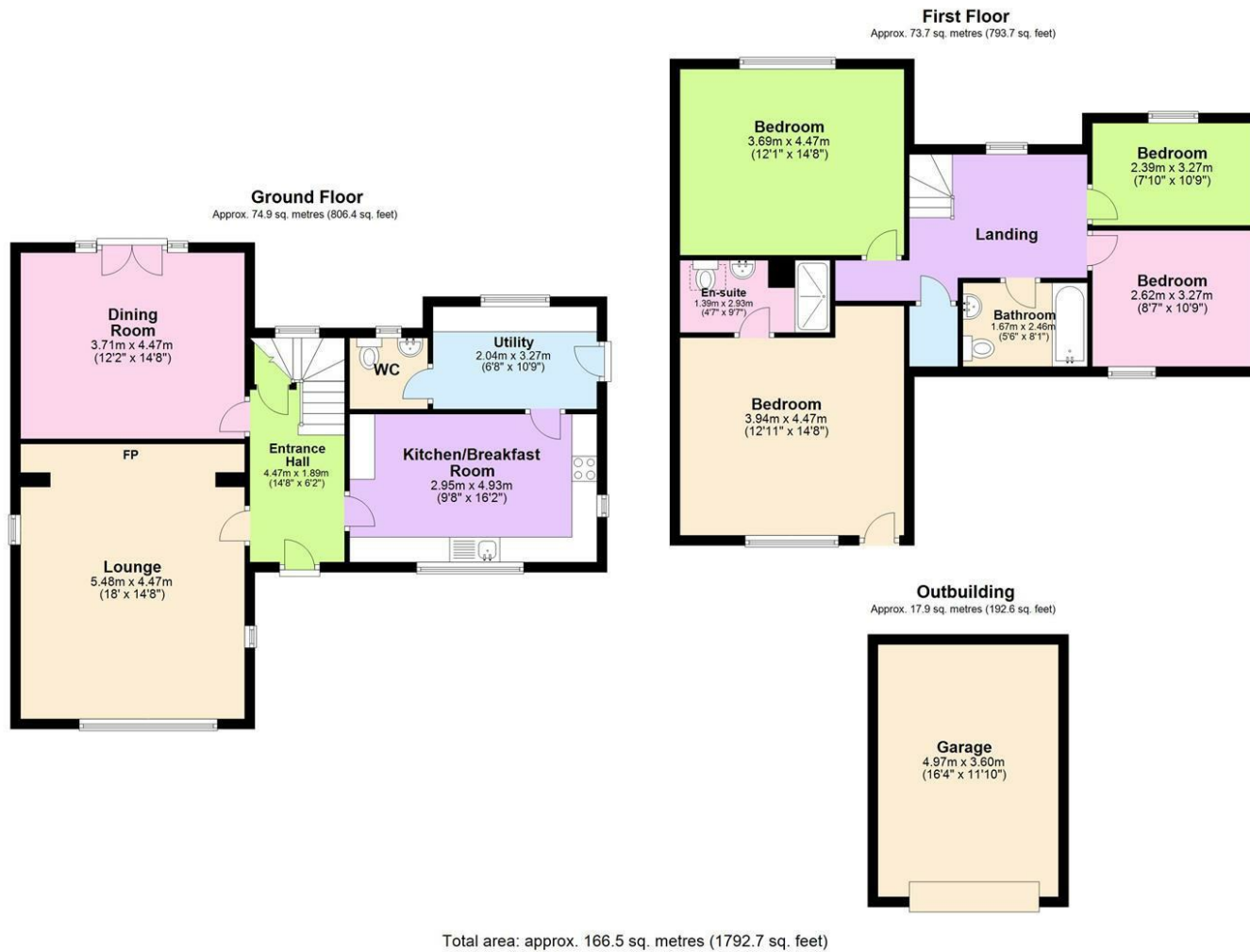
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

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.

