



Main Street

Stapleton

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- No Upward Chain
- A beautifully appointed barn conversion
- Three further generous reception rooms
- Four double bedrooms and family bathroom
- Main bedroom with ensuite and lovely dual aspect
- Landscaped gardens and separate paddock area
- Block paved driveway and electric double garage
- Picturesque village location with good commuter links
- EPC Rating C / Council Tax Band G / Freehold

General Description

Alexanders of Market Bosworth offer to the market with no upward chain an exceptional four double bedroom barn style property in grounds of just under an acre. Set within a small development of four similar dwellings, Paddock Barn affords over 2,800 square feet of well-proportioned and immaculately presented living space with beautiful features throughout and superb open views from majority of the living areas and bedrooms.

The property is set behind a mature hedgerow with field gates leading to large block paved drive affording secure off-road parking for multiple vehicles, access into the double garage which electric roller shutter door and beautiful wrap around private gardens laid to lawn with mature borders and flower beds.

To the rear of the property is a walled garden with several seating areas and to the front beyond the driveway is a neat paddock measuring just over half an acre with small pond laid mostly to lawn and wildflowers.

Location

The property is located in the village of Stapleton, just 4 miles south of historic Market Bosworth. The area is well connected with excellent transport links and within a short distance are a choice of exceptional independent and state schooling options.

There is a train service from nearby Nuneaton to London Euston taking from 1 hour, and by car, the M1, M42 and M69 are easily accessible.



Accommodation

The living accommodation is set over two floors and comprises in brief: Large entrance hall accessed via double doors, with further double doors into the most impressive kitchen/living room, with large centre island laid with Corian work surface and high gloss base and wall cabinets above and below. The fitted appliances include NEFF induction hob with extractor over, integrated dishwasher, two AEG ovens and combination microwave with warming tray. There is also space for an American style fridge.

Beyond the kitchen area is a lovely, vaulted living/dining area with bifold doors to the rear garden and further door through to a larger than average utility room. There is also a WC and cloak cupboard accessed off the entrance hall and further double doors into the three reception rooms, which include dining hall with open fireplace and brick chimney, double doors to outside, oak flooring continuing into the sitting room which also affords doors out onto the garden and oak staircase rising to first floor. A third reception room is beyond and features wood burning stove, double doors out onto the gardens and views across adjacent paddock.

The first floor is accessed via bespoke oak staircase with LEDs lighting to the treads up to the galleried landing which is large enough for seating/office space boasting the most wonderful views across neighbouring farmland. There is a contemporary family bathroom and four double bedrooms all positioned off the landing, all of which are offered with high quality bedroom furniture. The main bedroom boasts a dual aspect and en-suite shower room.

Viewings

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

Tenure

Freehold.

Services

We are advised that mains electricity, water, and drainage are connected. The property is serviced by electric and oil fuelled heating.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, 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.





TOTAL FLOOR AREA : 2809 sq.ft. (261.0 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.
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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.