

Alexanders



White Cottage

Wykin Road, Wykin





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- A substantial detached period family home
- Generous room sizes
- Four double bedrooms and two shower rooms
- Set in grounds of circa 0.35 of an acre
- In and out driveway leading to a detached double garage
- Four reception rooms and kitchen/breakfast room
- Beautifully manicured rear gardens
- EPC Rating D / Council Tax Band F / Freehold

General Description

White Cottage represents a superb opportunity to acquire a substantial detached period family home in grounds of circa 0.35 of an acre, located in the heart of the sought-after Wykin Village.

This superb country home offers an abundance of living space extending to just under 3,000 square feet. The accommodation is laid across two floors and includes four reception rooms, four bedrooms, and two shower rooms.

Location

The semi-rural village of Wykin is set within the Leicestershire countryside, with neighbouring Stoke Golding village providing amenities to include a primary school, a secondary school, three public houses, a restaurant, along with a village shop and two hair salons and the much-revered historic market town of Market Bosworth and Hinckley town centre offering further amenities.

There is a direct train from Nuneaton station to London Euston, travel time 1 hour 3 minutes

Viewings

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





Accommodation

The property dates back to 1928 and has since been extended to present itself as a wonderful family home with generous room sizes supported by features; such as bay windows, vaulted ceilings and glass gables.

From the porch is a large WC, good sized entrance hall with doors through to the formal dining room, garden room, lounge and study with mezzanine. The kitchen/breakfast room has a range master cooker, dishwasher and built in fridge. There is also a superb walk in pantry and understairs cupboard. Further to this is a rear porch, utility room and two store rooms.

Upstairs, you will find four double bedrooms, two shower rooms and a further WC off the first floor landing.

Gardens and Grounds

Situated on Wykin Road, the property enjoys a prominent position with an in and out driveway leading to a detached double garage with electrically operated roller doors.

The gardens and grounds are beautifully manicured and landscaped with several seating terraces, lawned areas, mature borders and hedgerow offering a high degree of privacy. There is an orchard with a variety of fruit trees and a greenhouse.

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 and water are connected. Central heating is oil and drainage is via a septic tank.

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 area: approx. 268.9 sq. metres (2894.0 sq. feet)



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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.

