

Alexanders



Lindridge Lane

Desford





Lindridge Lane,

Desford

- Detached new build property
- Four generous sized bedrooms
- A superb three zoned large open-plan living area
- Finished to an exceptional standard throughout
- Bespoke shaker style kitchen with branded appliances
- Outstanding views across neighbouring paddock land
- Driveway for plenty of parking and access to single garage
- EPC Rating B / Council Tax Band unknown / Freehold

General Description

Alexanders of Market Bosworth offer to the market this beautiful detached new build property in the village of Desford. The property is due for completion in Summer 2024 and will be finished to an exceptional standard throughout.

Positioned on arguably the most desirable Lindridge Lane, the property boasts an enviable specification to include air source heating, solar panels, piped underfloor heating downstairs, high quality windows/doors, Amtico flooring, oak glazed balustrading, a bespoke kitchen complete with all branded appliances and stunning contemporary bathroom suites.

Location

The property is located in the historic centre of the sought-after village of Desford which has an array of shops, pubs and eateries, alongside primary and secondary schooling including Bosworth Academy, an Ofsted 'outstanding' secondary school and excellent commuter links.

Leicester 8 miles, Hinckley 9 miles, Nottingham 27 miles, Birmingham 33 miles, East Midlands Airport 16 miles, Leicester Train Station 11 miles (Train to London from 1h 4m), Dixie 5 miles, Twycross 11 miles, Loughborough Endowed Schools 13 miles, Leicester Grammar 14 miles and Stoneygate School 15 miles.





Accommodation

In total there is just short of 1,800 square feet of floor area laid across two floors with four generous bedrooms, main bedroom with dual aspect and contemporary three piece shower room, plus the main family bathroom.

Downstairs boasts a superb three zoned large open-plan living area, sitting room, large WC and store cupboard. The fixtures and fittings include oak flooring, glazed balustrading, a bespoke shaker style kitchen complete with all branded appliances, range cooker and integrated fridge/freezer, and stunning contemporary bathroom suites. There are outstanding views from the first floor across neighbouring paddock land.

To the rear of the property are cleverly landscaped gardens with expansive seating terrace and steps down to the lawned area. To the front of the property, the block paved driveway allows for plenty of parking and access into the single garage and further store area to the front.

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 unknown.

Services

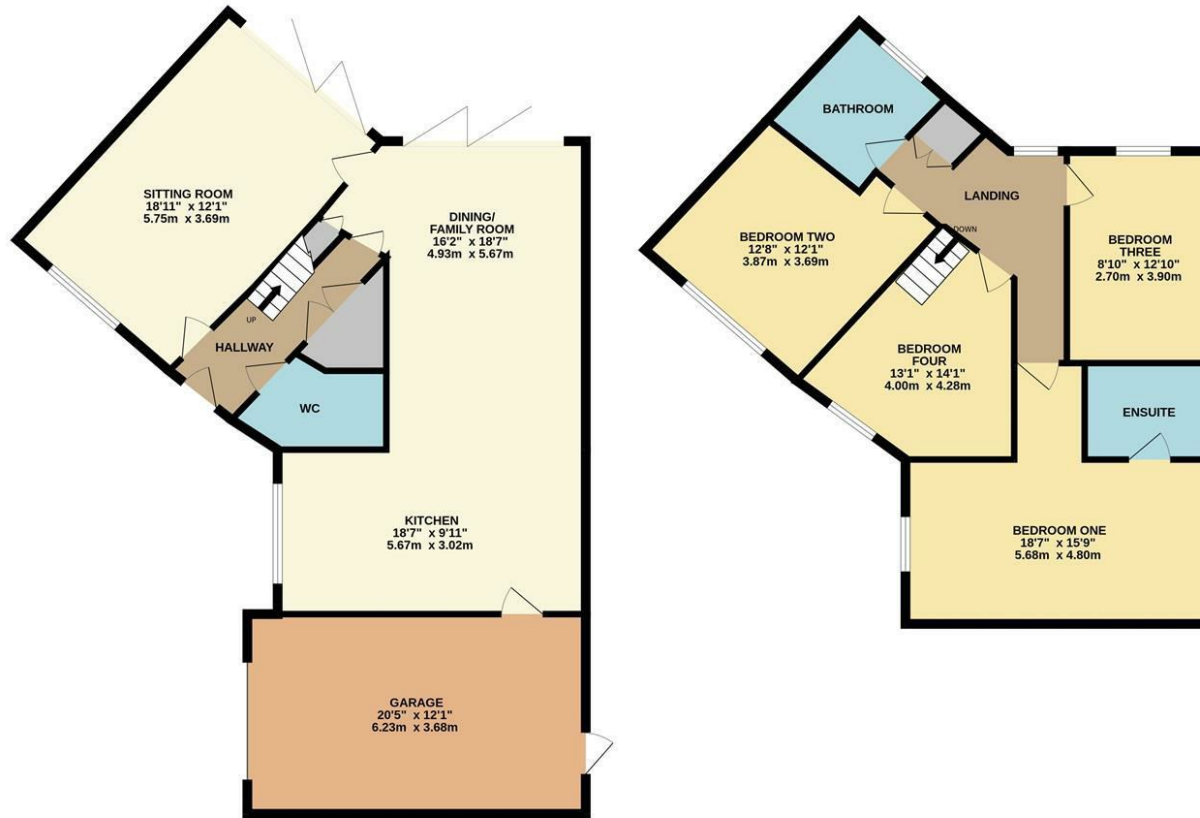
We are advised that main, electricity, water, and drainage are connected. Air source central heating.

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.







TOTAL FLOOR AREA : 1799 sq.ft. (167.2 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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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.

