



Ivy Hatch

Dadlington Lane, Stapleton



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- No Upward Chain
- Sought after village location
- Extended detached family home
- L-Shaped sitting room
- Shaker style kitchen/diner
- Four double bedrooms and family bathroom
- Main bedroom with ensuite
- Large mature manicured gardens
- Driveway and integral double garage
- EPC Rating E / Council Tax Band F / Freehold

General Description

Ivy Hatch is a superb family home positioned on a large plot and offered to the market with NO UPWARD CHAIN. The property has been sympathetically extended over many years and now boasts four bedrooms, two bathroom and superb living accommodation.

This superb family home is located in the sought after village of Stapleton, just 4 miles south of historic Market Bosworth. The village has a public house, village hall and great recreational ground for families, 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.

Distances

Market Bosworth 4 miles, Hinckley 3 miles, Leicester 12 miles, Birmingham 30 miles, Nuneaton Train Station 8 miles, East Midlands Airport 20 miles, Birmingham Airport 25 miles (all distances and timings are approximate).





Alexander

Accommodation

Internally, the property benefits from UPVC double glazing and biomass wood pellet boiler servicing hot water and central heating systems. Extending to over 2000 square feet the property offers space in abundance, all accessed via a large entrance hall there is a large L shaped sitting room, kitchen/diner, garden room, utility, and WC.

Upstairs are four double bedrooms, family bathroom, with the main bedroom housing an ensuite shower room.

Outside

Occupying an elevated position on Dadlington Lane, the property benefits from open views to the front and is set back from the road allowing a large driveway with ample off-road parking, manicured front gardens and access to the double garage.

To the rear of the property, is a generous garden laid mostly to lawn with established borders and mature trees giving the property the upmost of privacy from all elevations. There are several seating terraces and a garden shed.

Viewings

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

Local Authority

(HBBC) Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band F.

Tenure

Freehold

Measurements

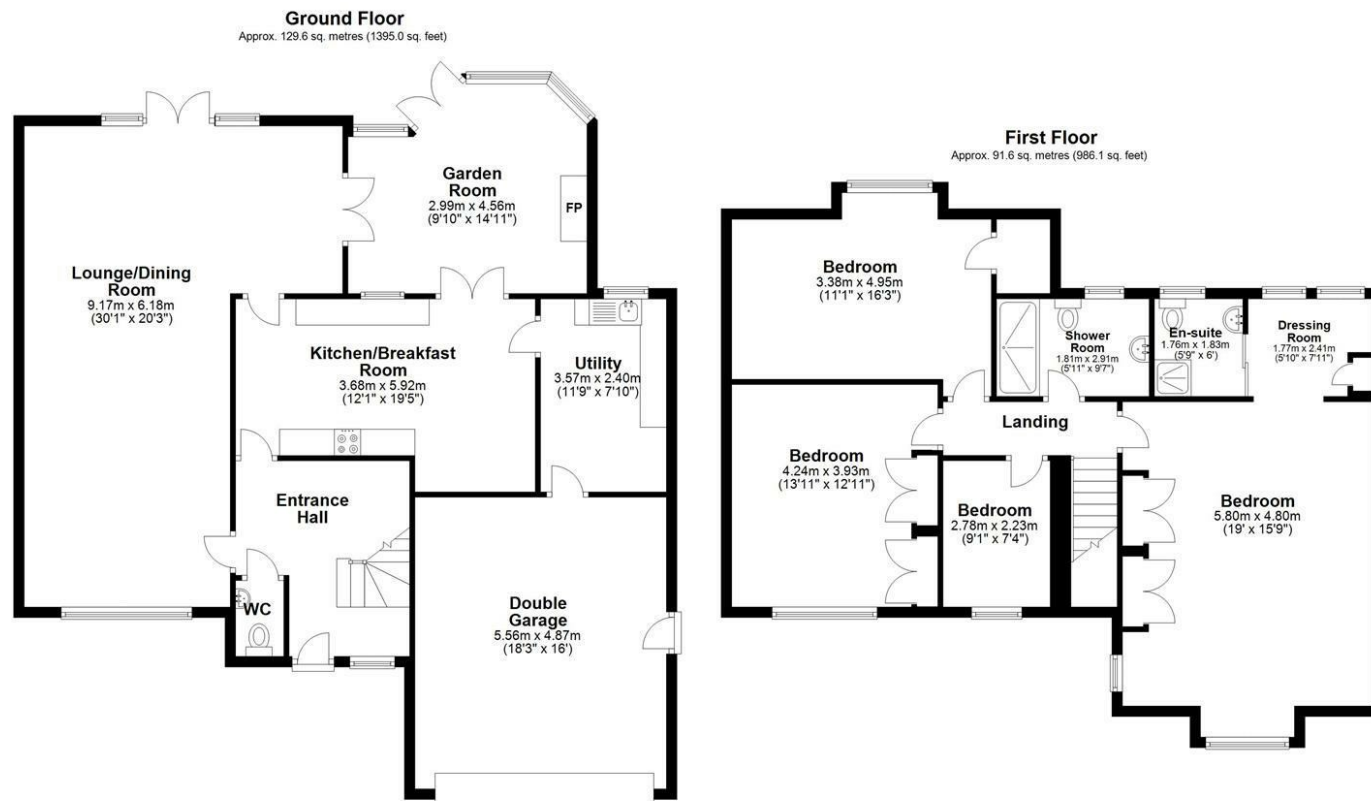
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

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. 221.2 sq. metres (2381.1 sq. feet)



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.

