

Alexanders



Church Lane  
Sheepy Magna





# Church Lane

## Sheepy Magna

- Beautifully presented mews house
- Spacious lounge/diner with bay window
- Modern fitted kitchen
- Two good sized bedrooms
- Refitted shower room
- Low maintenance courtyard garden to front
- Private parking and single garage
- Sought after village location
- Countryside views
- EPC Rating C / Council Tax Band C / Freehold

### General Description

Alexanders of Market Bosworth offer to the market a beautifully presented bay fronted mews house with private courtyard parking, a single garage and views over open countryside. Constructed as part of a small exclusive development in the highly sought-after village of Sheepy Magna.

The property has been lovingly maintained and upgraded in recent years and includes the addition of a new boiler installed in 2023. Offering over 800 square feet of internal living space laid across two floors comprising in brief: spacious lounge/diner with bay window to front, and a modern fitted kitchen with side access.

Upstairs are two good sized bedrooms and a separate refitted shower room.

Outside the property is set behind a low maintenance front garden. There is also private courtyard parking, a single garage and views over open countryside.





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## Location

Sheepy Magna lies approximately 5 miles from the historic town of Market Bosworth and affords excellent transport/commuting links to Birmingham, Leicester and Nottingham. The local primary school is Ofsted 'outstanding', and of particular note is the very well regarded Italian restaurant San Giovanni in Sheepy Parva. There is a local station within 4 miles of the property providing a direct line to London.

## Viewings

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

## Tenure

Freehold.

## Services

We are advised that mains gas, electricity, water, and drainage are connected.

## Local Authority

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

## 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

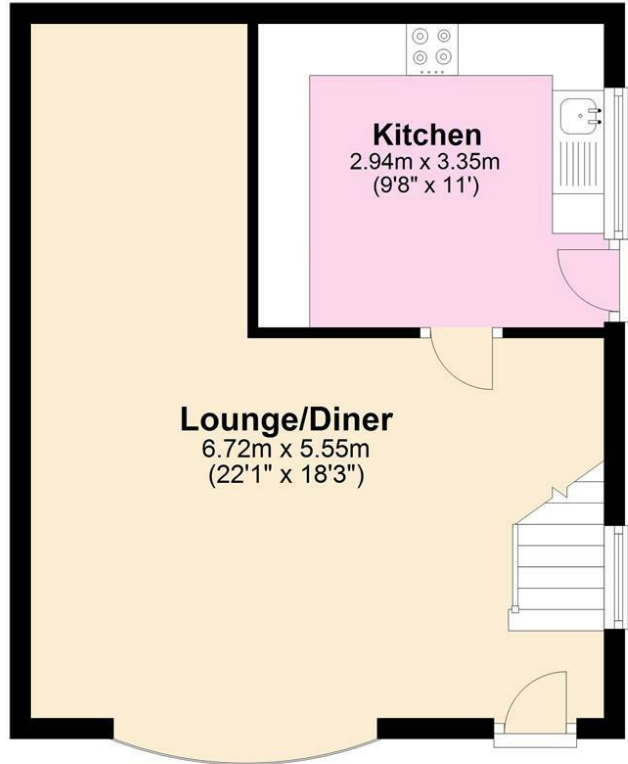
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





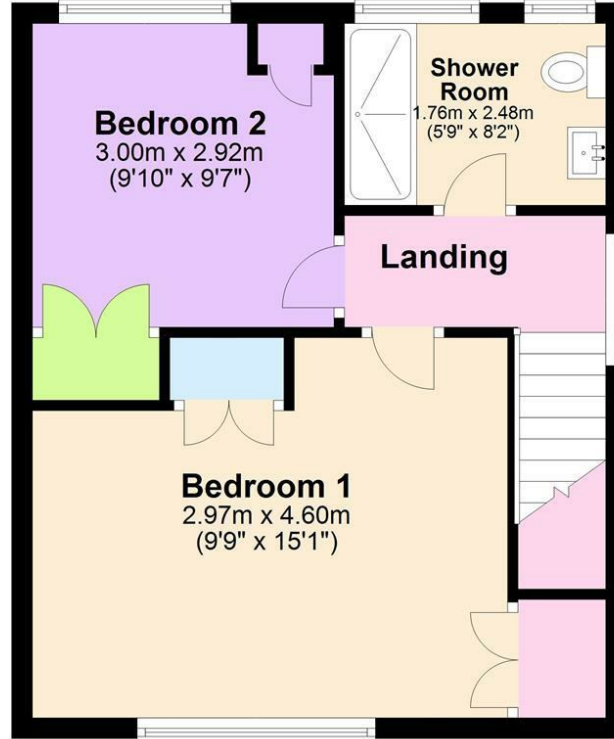
## Ground Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



## First Floor

Approx. 37.3 sq. metres (401.1 sq. feet)



Total area: approx. 74.9 sq. metres (805.8 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.