

Alexanders



Stapleton

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Ashby Road

Stapleton

- Individually designed new home
- Executive gated development
- Impressive open plan living space
- Main bedroom with dressing room
- Five double bedrooms, four bathrooms
- Generous plot with open countryside views
- Generous plot with double garage
- EPC to be confirmed / Council Tax to be confirmed / Freehold

The Development

The Huntingtons is a rare and special development of five luxury residences located on the outskirts of the popular village of Stapleton. Due for completion November 2024, these four new homes and one completely renovated and extended six bed family home are under construction through the local and well known TMorris Builders Ltd.

All plots boasting exceptional views, and have been carefully planned with every detail in mind, to be finished to an exacting and first-class standard using the highest quality build materials and specification to include bespoke kitchens with quartz worktops and Bosch appliances, aluminium doors, tiled flooring with underfloor heating to the ground floor and fully tiled bathrooms with simply bathroom sanitary ware.

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 Summary

This plot is one of, if not the most imposing properties on the development with a grand circa 2,800 sq ft of accommodation laid across two floors, expect to find generous room sizes across its' five bedrooms, dressing room to main bedroom and four bathrooms.

The property fronts Ashby Road, set at the end of the private drive the property is kept private by a mature hedgerow, a drive allows for plentiful parking and access into the integrated garage. As you enter via the double height entrance hall, there is access into the sitting room, useful understairs cupboard, garage and WC. Which in turn leads into the 42 ft open plan living kitchen with a vaulted dining area with bifold doors beyond and into the westerly facing rear garden. There is also access to the utility room. A viewing is recommended to appreciate the vast space on offer within this plot.

A few impressive features of "The Huntingtons" design throughout its properties is their feature window seats which are present here in bedrooms two and three and their incredible entrance halls with full height glazing maximising the views on offer within this development.

Viewings

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

Tenure

Freehold. Maintenance charge to be confirmed.

Services

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

The property is serviced by air source heat pump.

Local Authority

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

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.

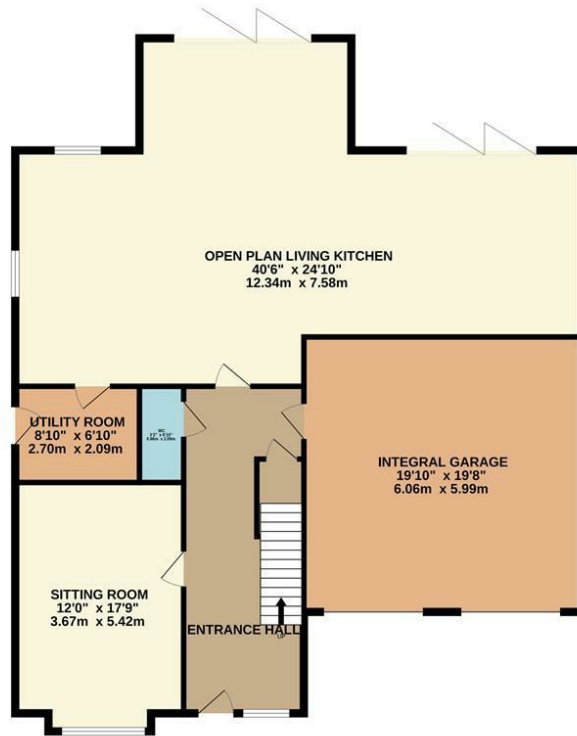
Money Laundering

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.

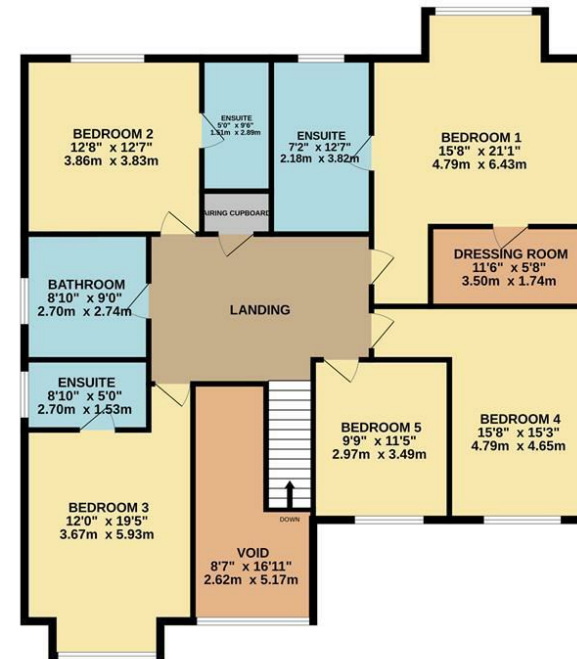


First Floor Plan

GROUND FLOOR
1614 sq.ft. (150.0 sq.m.) approx.



1ST FLOOR
1531 sq.ft. (142.3 sq.m.) approx.



TOTAL FLOOR AREA: 3146 sq.ft. (292.2 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.