

Alexanders



Coventry Road

Croft

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Coventry Road, Croft

- Impressive, imposing modern home completed in 2023
- Bespoke, premium specification throughout
- Automated, gated access with extensive CCTV and large driveway
- Incredible living kitchen dining and entertaining space
- Five double bedroom 'suites' with en-suites and dressing rooms
- Self contained annexe with two double bedrooms and kitchen/living room
- State of the art cinema, games room, bar, pool, gym and bowling alley
- Six car garage, brick built stabling, formal gardens and woodland, tree house, grounds and paddocks extending to c.4.5 acres
- EPC Rating B / Council Tax G / Freehold

Agents note

An unrepeatable opportunity to purchase a very special Modern family home of outstanding proportions which offers genuine multi-generational living combining an exceptional specification and set within extensive gardens and grounds with the scope to develop further (STP) if required.

Location

Located close to Croft village and all amenities of Croft, Broughton Astley and Narborough villages. Approximately 5 miles to the A5 and 7.5 miles to the M69/M1 Motorway networks. Rail links can be accessed through Narborough station or Leicester for high speed links to London.

Accommodation Summary

Ground floor: Entrance hallway, inner hallway, living kitchen/dining/open plan sitting room, utility room, w.c/shower room, office, sitting room, hallway, cloakroom/w.c. cinema, games room, bar/club, gymnasium, pool room, shower room/w.c. plant room, bowling alley, 2nd entrance hallway, media control room, six bay garaging, shower room / w.c





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First floor: Extensive landing area, master suite with dressing room (access to balcony terrace area), walk-in wardrobe, storage, en-suite bathroom, sitting area overlooking pool room, four further large double bedroom 'suites' each with en-suites and dressing areas/walk-in wardrobes, (access to balcony terrace area for three bedrooms)

Leading off rear landing: Office, self contained flat/annex with large living area, fitted kitchen, storage, two double bedrooms, bathroom and large balcony terrace.

Second floor: Large landing and mezzanine/seating area

Outside: Automated gated entrance with comprehensive CCTV security, sweeping driveway providing parking for numerous vehicles, formal landscaped gardens flank the driveway with waterfall feature and private enclosed rear gardens with woodland and custom-built treehouse, rear terrace and extensive balcony terrace.

Six car garage block, paddocks/pasture land, brick built stable block extending to c.4.5 acres.

Viewings

Viewing is strictly by appointment via the sole selling agent, to arrange a viewing, please call and ask for James Kirk (Managing Director) or Jamie Tyler (Associate Director) on (01664) 896 332 or visit alexanders-estates.com

Tenure

Freehold.

Services

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

Local Authority

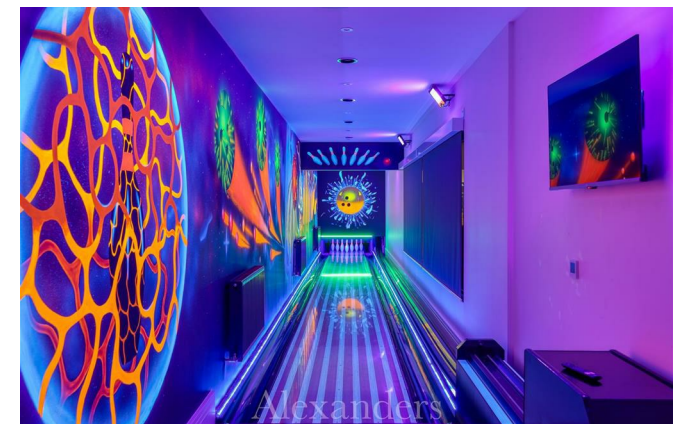
Harborough District Council, The Symington Building, Adam and Eve Street, Market Harborough, Leicestershire, LE16 7AG (Tel: 01858 828282). Council Tax Band G.

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.





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Viewing by appointment only

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7 Main Street
Market Bosworth
CV13 0JN

Telephone Sales: 01455 291471
Email: mbsales@alexanders-estates.com

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.



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