

Alexanders



Ashby Road

Stapleton

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## Stapleton

- Individually designed new home
- Executive gated development
- Impressive open plan "L shape" kitchen living room
- Main bedroom with dressing room
- Four double bedrooms, three bathrooms
- Generous plot with open countryside views
- High spec home with air source heating
- 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 homes 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 positioned in the heart of the development and features one of the developments most impressive kitchen living rooms with vaulted snug area and bifold doors out onto the garden, benefiting from another south facing garden and off road parking to the front with integrated garage.

The floor area of the property boasts over 2,400 sq ft with huge focus on the kitchen area with a vast amount of units, central breakfast island that flows seamlessly through to a dining area, a living area and finally through to the snug. There is also a further sitting room with bay window, utility room and WC to the ground floor. Upstairs are four double bedrooms, two of which feature en suite shower rooms, with the main bedroom with the addition of a walk in dressing room. There is also a large four piece family bathroom accessed via the spacious landing with full height glazed window to front elevation and views beyond.

A few impressive features of "The Huntingtons" design throughout its properties are 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

### 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.

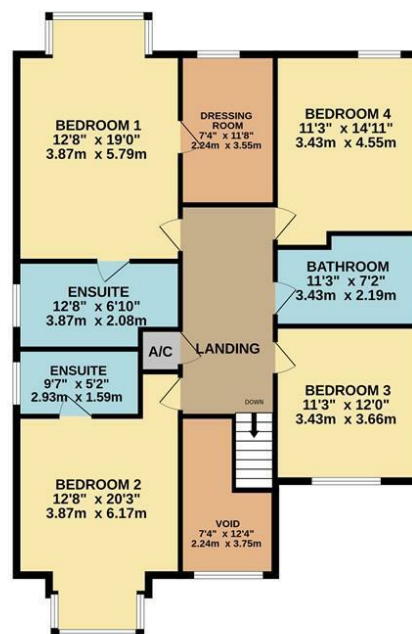




GROUND FLOOR  
1416 sq.ft. (131.5 sq.m.) approx.



1ST FLOOR  
1236 sq.ft. (114.8 sq.m.) approx.



TOTAL FLOOR AREA: 2651 sq.ft. (246.3 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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## 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.



Viewing by appointment only

**Alexanders**

7 Main Street  
Market Bosworth  
CV13 0JN

Telephone Sales: 01455 291471

Email: [mbsales@alexanders-estates.com](mailto:mbsales@alexanders-estates.com)