

Alexanders

Old Forge Road

Fenny Drayton

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- NO UPWARD CHAIN
- Immaculately presented family home
- Desirable village location with great commuter links
- Living kitchen with utility area
- Sitting room with a bay window and marble fireplace
- Four good-sized bedrooms, three bathrooms
- Potential ground floor bedroom with ensuite
- Beautifully landscaped rear garden
- Double-width driveway, electric car charging point
- EPC Rating C / Council Tax Band E / Freehold

General Description

Alexanders offer to the market with NO UPWARD CHAIN this immaculate spacious family home positioned in the heart of the popular village of Fenny Drayton. The property has been in the same ownership for over 30 years and since owned has been meticulously maintained and extended to create truly remarkable four bedroom, three bathroom family home boasting three reception rooms and a exceptional kitchen living room.

Accommodation Summary

Expect to find a contemporary living accommodation with UPVC double glazing and gas central heating throughout. In brief, enter into the entrance hall laid to porcelain wood effect tiled flooring continuing into the stylish kitchen fitted with an extensive range of high gloss cream units with hardwood worktops over, fitted with integrated appliances to include a five ring gas hob with extractor hood over, two single 'Bosch' ovens and a further 'Bosch' grill/oven, a two drawer 'Fisher & Paykel' dishwasher, pantry cupboard and breakfast bar. The living dining space overlooks the pretty garden and features a contemporary wood burning stove. The dining room is accessed of the living area with further double doors through to the elegant sitting room, with feature marble fireplace housing a living flame gas fire and bay window to front elevation. Further to this is a home office / guest bedroom with a modern three-piece en suite shower room, ideal for travelling guests or relatives. There is also a WC, utility area and under stairs cupboard to the ground floor. Upstairs, a galleried landing leads to four good sized bedrooms, with the main bedroom featuring a newly fitted en suite shower room and fitted wardrobes. The second bedroom also houses fitted wardrobes. The family bathroom comprises of a panelled bath with shower over and chrome towel rail, pedestal wash hand basin and WC.



Outside, the property is set back from the road behind a double width driveway and lawned area to the side. The rear gardens have been extensively landscaped with stunning fully stocked borders, hedging and trees. There are several seating areas and a central lawned area with garden shed supplied with electricity to the rear.

Location

The sought after village of Fenny Drayton offers excellent commuter links via the A5 which links to M1 and M42, and good access to local amenities in Hinckley or Atherstone, which also has a train station. The historic town of Market Bosworth is nearby with superb restaurants, shopping, schooling and recreational facilities as well.

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 E.

Measurements

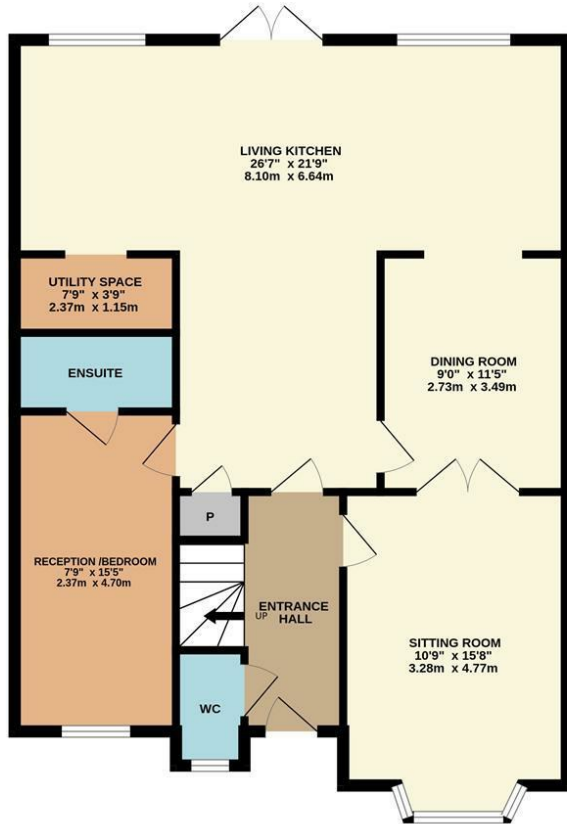
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

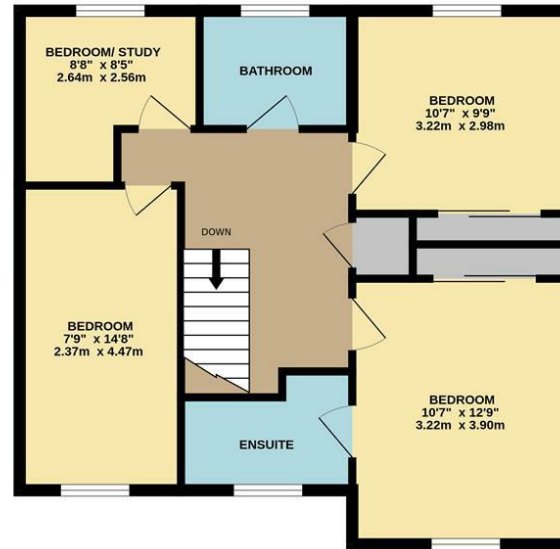
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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



GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 1567 sq.ft. (145.6 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.



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