

# Alexanders



Veros Lane  
Nailstone





# Veros Lane

## Nailstone

- Three bedroom detached quintessential English cottage
- Spacious open plan living
- Exposed beams, brick fireplaces, oak doors and solid flooring
- Beautifully manicured front gardens
- Large gravelled driveway providing parking for 10 vehicles
- Rear gardens approximately one quarter of an acre
- Summer house and a generous seating terrace
- EPC Rating F / Council Tax Band D / Freehold

### General

Alexanders of Market Bosworth are delighted to introduce to the market a beautiful three bedroom detached cottage located on Veros Lane in the pretty village of Nailstone.

### General Description

The quintessential English cottage has been sympathetically extended and updated by the current owners. Meticulously cared and maintained since owned, over recent years it has been remodelled and extended to service open plan living for the growing family, whilst cleverly retaining much of its original character, offering an abundance of beautiful features. These include exposed beams, brick fireplaces, oak doors and solid flooring. The internal layout to briefly comprise; Entrance hall, shower room, living kitchen, dining room, pantry and sitting room. Upstairs are three double bedrooms and a large family bathroom.

Outside, the property is neatly positioned off the main road down a the single track road of Veros Lane. The property has beautifully manicured front gardens, a large gravelled driveway providing parking for 10 vehicles, access to a detached single garage and large mature rear gardens extending to appox one quarter of an acre in total. The rear gardens enjoy a sunny aspect and are laid mainly to lawn with mature borders, established flower beds, vegetable patch, summer house and a generous seating terrace.





## Location

Nailstone is ideally positioned approximately 3 miles from the historic town of Market Bosworth. There is a public house, local primary school and excellent commuter links to Leicester, Birmingham, Nottingham and Derby.

## 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 to the property. Central heating is LPG.

## Local Authority

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

## 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.

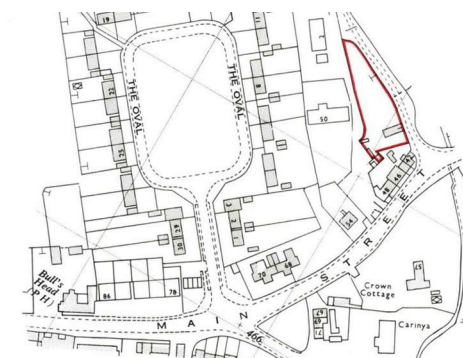
## Money Laundering

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.





Total area: approx. 133.2 sq. metres (1433.4 sq. feet)



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**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.