

Alexanders



Kennel Lane

Wetherley



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- Eye catching detached five bedroom family home
- Low maintenance Cedral fibre cement cladding
- Contemporary kitchen / diner with utility room
- Inviting and bright living room with feature log burner
- Main bedroom boasting a stylish en suite shower room
- Village setting with views over farmland
- Off-road parking for three vehicles and integrated garage
- Private gardens with a seating terrace
- EPC Rating C / Council Tax Band F / Freehold

General Description

Alexanders of Market Bosworth are delighted to offer to the market this exceptional and incredibly stylish open aspect detached five bedroom family house located in the heart of the pretty village of Witherley.

Accommodation

This imposing property has been extended and carefully updated by the current owners and blends beautiful, high-quality finishes throughout. The bright, airy and tastefully presented living accommodation is laid across three floors, boasting circa 2,089 square feet in total. Presented in 'turn key' condition expect to find; Entrance hall, sitting room, family room, kitchen / diner and utility room leading into the single garage. On the first floor are two spacious bedrooms both with stylish en suites, a further bedroom, study and a large four piece family bathroom. Two further bedrooms are located on the second floor creating a superb area for the growing family.

The property is set back from the road and features a striking exterior with a block paved driveway providing ample off-road parking for at least three vehicles and access into the garage and EV charger. The rear gardens are laid mostly to lawn, kept private by mature hedging and borders, with a lovely seating terrace.



Location

There is a village pub and church within an easy stroll of the property. The nearby town of Atherstone has a full range of amenities and a train station providing excellent commuter access to London, Birmingham and Leicester.

The property falls within the catchment area for the Ofsted rated "Outstanding" Market Bosworth school. There are also two private school nearby Twycross House School and The Dixie Grammar School.

Distances

Market Bosworth 8 miles, Nuneaton 5 miles, Birmingham 23 miles, Leicester 22 miles, Nottingham 35 miles, Derby 36 miles, Coventry 15 miles, Atherstone Station 2 miles, East Midlands Airport 23 miles (distances are approximate).

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth

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
Council Tax Band F.

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. 194.1 sq. metres (2089.7 sq. feet)



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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