



Bagworth Road

Nailstone

- Attractive four bedroom dormer style property
- Impressive 1993.2 square foot internal area
- Bright, open and airy kitchen/family room
- Exceptional lounge/dining room leading out onto the terrace
- Two stylish and modern family bathrooms
- Remarkable plot of circa 1/3 of an acre
- Parking for several vehicles with electric charging point
- Impressive formal gardens with several raised seating areas
- EPC Rating F / Council Tax Band E / Freehold

General Description

Alexanders offer to the market this attractive dormer style property with circa 1993.2 square feet of flexible internal accommodation in the heart of the sought after and pretty village of Nailstone.

Accommodation

Internally, this home is presented in lovely order throughout. Its impressive 1993.2 square foot area affords versatile living space laid across two floors to comprise in brief: Porch, gorgeously inviting open space entrance hall, ground floor bedroom / study, spacious lounge and open plan kitchen / family room leading into a exceptional lounge / dining room which transitions seamlessly onto the rear terrace. There is also a large double bedroom, stylish four piece bathroom and utility to the ground floor. Upstairs, expect to find two further large bedrooms and a further family bathroom. The property occupies a remarkable plot of circa 1/3 of an acre, set behind a large frontage with an in and out driveway and parking for several vehicles. To the rear of the property are impressive formal gardens with several raised seating areas, lawned area with established hedgerow leading into paddock land to the rear to include two timber stables, mature trees, large vegetable patch, a green house and the rest laid to lawn.



Location

Nailstone is a sought-after rural village with a primary school and excellent road links to Leicester and Hinckley. There is a thriving community within Market Bosworth and the surrounding areas which offer a great selection of country pubs and restaurants, as well as recreational and sporting opportunities. The area is well known for its schooling, including The Dixie Grammar School and The Market Bosworth School, amongst many others.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN

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. Council Tax Band E.

Measurements

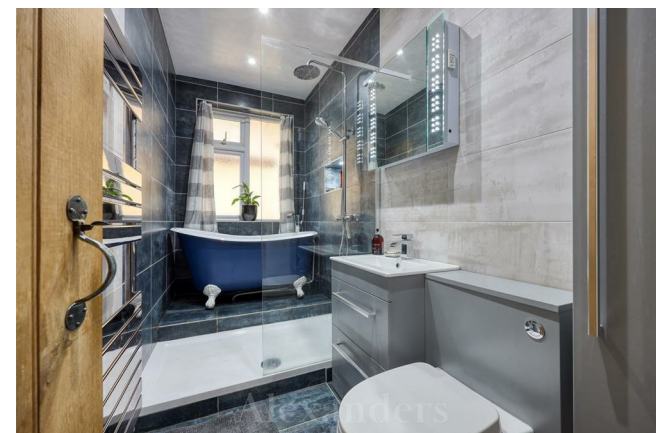
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

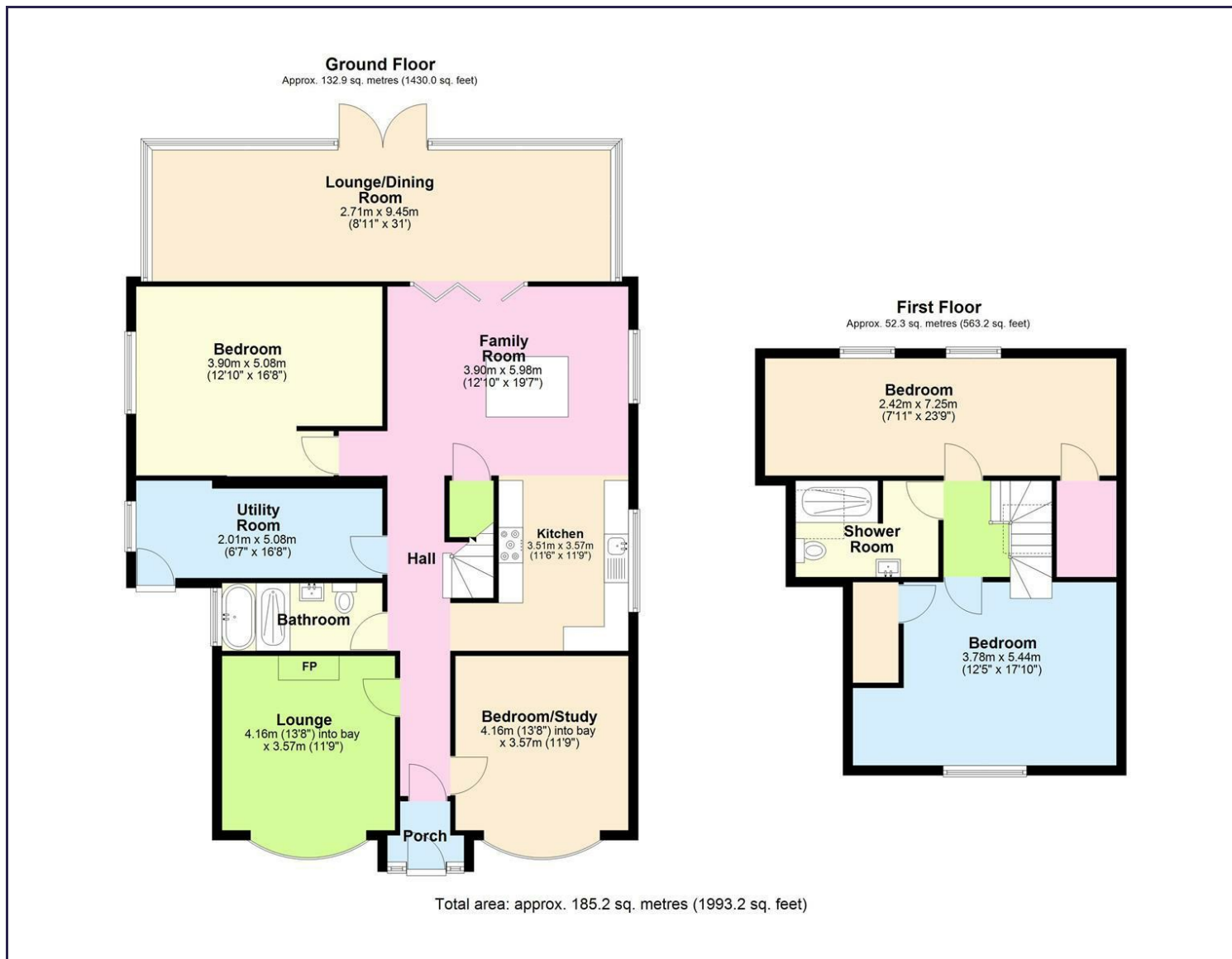
Money Laundering

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.

General Note

These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





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