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Manor Gardens
Desford

- Spacious four bedroom family home
- Modern open-plan kitchen/dining room
- Triple aspect sitting room with feature fireplace
- Study separate dining room and convenient WC
- Main bedroom with en suite and built in storage
- Low maintenance garden with seating terrace
- Self-contained annexe with shower room
- Block-paved driveway and double garage.
- EPC Rating C / Council Tax Band F / Freehold

Alexanders are delighted to present to the market this impressive and versatile home, tucked away in a quiet corner of Desford. The property offers balanced, spacious living with a modern finish throughout. A major highlight is the self-contained ground floor annexe, which includes its own independent entrance, kitchenette, and shower room, making it perfect for multi-generational living or guests.

The main living space focuses on everyday comfort and practicality. It features a bright kitchen/dining room equipped with solid oak work surfaces and a breakfast bar, alongside a main sitting room centered around a traditional brick inglenook fireplace with a wood-burning stove. Upstairs, a galleried landing leads to four well-proportioned bedrooms, including a main bedroom with its own private en suite.

Outside, a shared block-paved driveway provides ample parking and leads to a double garage. The rear garden is designed for low-maintenance living, featuring an artificial lawn, mature borders, and a stone patio with a pergola for outdoor dining. Situated on a peaceful cul-de-sac, the home combines a quiet village setting with excellent school catchments and easy motorway links to Leicester and Birmingham.

Accommodation:

The thoughtfully arranged ground floor begins with a welcoming entrance hall providing access to the principal reception rooms, whilst stairs rise to the first floor. The generous sitting room is a particularly attractive space, centred around a striking inglenook fireplace featuring an inset wood-burning stove with exposed brick surround and tiled hearth. Sliding doors open directly onto the patio, seamlessly blending indoor and outdoor living. The superb kitchen/dining room provides an ideal space for both everyday family living and entertaining, featuring seating to a breakfast bar alongside ample space for a dining table and chairs. Stylishly appointed with a range of fitted wall and base cabinetry, integrated appliances, and solid oak work surfaces. A pantry provides excellent extra kitchen storage. Two further versatile reception rooms are currently utilised as a games room and gym, though would lend themselves equally well to use as a formal dining room, home office, or playroom, offering excellent flexibility to suit a variety of lifestyles.

Completing the ground floor accommodation is the recently constructed integral annexe/studio apartment, benefitting from its own independent access. This superb and versatile space comprises a bedroom area with kitchenette facilities and a contemporary shower room, making it ideal for multi-generational living, guest accommodation, or independent family members.

The first-floor accommodation is arranged around a striking galleried landing, creating an impressive sense of space and light. All four bedrooms are generously proportioned, with the main bedroom further benefitting from fitted cabinetry and a stylish modern en suite shower room. The remaining bedrooms, two of which also include fitted storage, are served by a beautifully appointed four-piece family bathroom.

Gardens and land:

The property is approached via a shared block-paved driveway, providing ample off-road parking for multiple vehicles and access to the double garage. To the rear, the garden has been thoughtfully designed for low-maintenance living, featuring artificial lawn complemented by well-stocked herbaceous borders that add colour and softness throughout the seasons. A stone patio with pergola creates an ideal setting for outdoor dining and entertaining. The annexe also enjoys it's own private courtyard area.

Location:

This beautifully presented property is situated on a peaceful cul-de-sac in the heart of the popular village of Desford, offering an excellent balance of village living and commuter convenience. Desford benefits from strong transport links, with easy access to the wider M1, M69 and M42 motorway network, providing straightforward routes to Leicester, Birmingham and beyond.

The village is well served by reputable local schooling, including Desford Community Primary School, with secondary education available at the highly regarded Bosworth Academy. A range of everyday amenities can be found within the village, including local shops, cafés, a medical centre, pubs and community facilities, making Desford a practical and well-connected place to live.

Method of Sale:

The property is offered for sale by Private Treaty.

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.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band F.

Viewings:

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

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Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

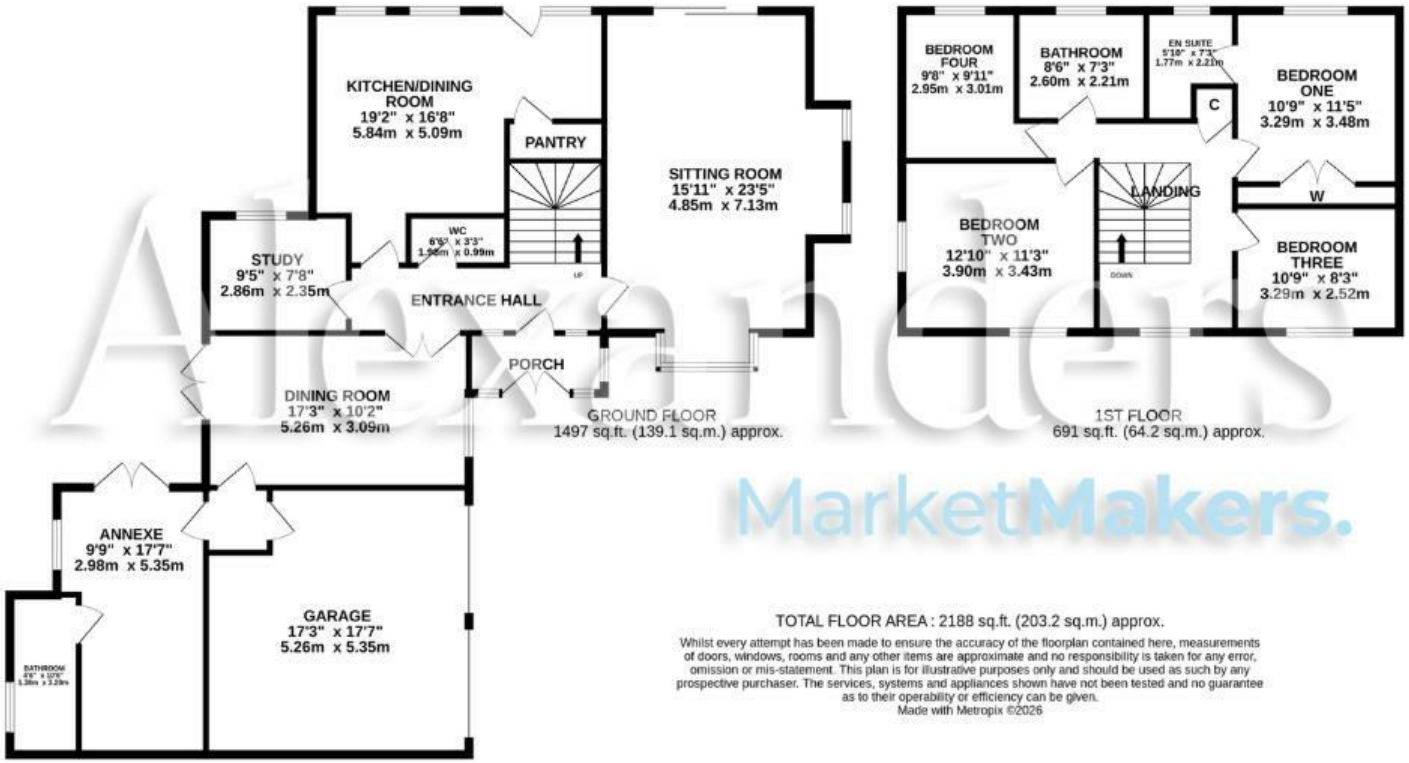
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.



TOTAL FLOOR AREA : 2188 sq.ft. (203.2 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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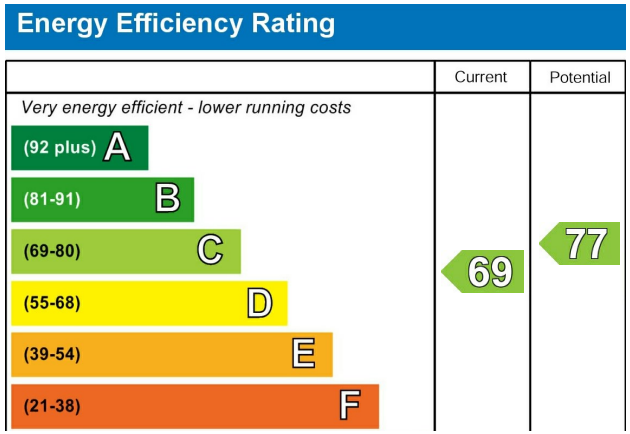

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