



# Main Street Nailstone

- Spacious four bedroom dormer bungalow
- Versatile layout across two floors
- Re-roofed and replacement boiler installed
- Stylish kitchen with NEFF appliances
- Oak staircase and useful eaves storage
- Recently updated bathroom and en suite
- Tiered garden with private lawned area
- Gated parking and detached garage
- EPC Rating E / Council Tax Band D / Freehold

Set within the heart of Nailstone, this charming detached dormer bungalow combines generous proportions with a flexible layout and a warm, homely feel. Character features such as the fireplace with wood burner sit comfortably alongside modern updates, while the flowing ground floor layout creates an inviting sense of space and practicality.

The interior continues to impress with bright and adaptable rooms across both floors, enhanced by a stylishly updated bathroom, quality fitted kitchen with integrated appliances, and thoughtful storage within the upper level. Recent improvements further add to the home's appeal, contributing to its well-maintained presentation.

Outside, the tiered garden provides a series of attractive seating areas before revealing a private lawned retreat, while gated parking and a detached garage add convenience. The backdrop of neighbouring green space and the peaceful village setting complete the property's tranquil and picturesque atmosphere.





### General Description:

This spacious four bedroom detached dormer bungalow offers versatile and well-balanced accommodation arranged over two floors, ideal for flexible modern living or multi-generational use. The ground floor provides excellent adaptability, featuring two potential bedrooms alongside a family bathroom, while the first floor offers further generous bedrooms and additional space to suit a variety of needs.

### Accommodation:

An enclosed entrance porch leads into a central hallway providing access to the ground floor accommodation. To the front elevation is a large, traditional sitting room showcasing a stone and slate fireplace with inset wood burner, together with a dining room/bedroom. There is a recently modernised ground floor bathroom and a separate guest cloakroom. The ground floor also benefits from additional built-in storage, comprising three large cupboards.

To the rear is a further reception room/bedroom as well as a light and airy kitchen/diner, fully fitted with NEFF appliances, both enjoying direct access to the outdoor patio. Centrally positioned, a door leads to a beautiful oak staircase rising to the first floor, which hosts two generous bedrooms, one benefitting from a well-appointed en-suite shower room, while the other enjoys useful eaves storage.



### Gardens and land:

The delightful garden is arranged over multiple terraces, creating attractive seating and entertaining areas, and leads to a hidden and wonderfully private lawned garden at the rear. To the side, a large gated area offers excellent potential for additional parking and provides access to the detached garage. Beyond, the neighbouring church meadow and memorial garden afford a truly idyllic and picturesque outlook.

### Location:

Situated in the charming village of Nailstone, this property enjoys a peaceful rural setting while remaining well connected. The village offers a strong community feel, along with a traditional pub and a charming church, home to a popular community café and a programme of local events. There is a wider range of shopping, dining, and leisure facilities available nearby in Market Bosworth and Hinckley.

For families, the well-regarded Dove Bank Primary School serves the village, with secondary options including The Market Bosworth School and The Dixie Grammar School. Commuters benefit from access to the A447 and nearby motorway links including the M1, M42, M69, and M6, with rail services available from Hinckley and Nuneaton.

### Agents Note

The property has benefited from upgrades during the current ownership, including a complete re-roof and replacement boiler.

### 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 D.





**Services:**

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

Heating is provided by an LPG heating system.

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

**Viewings:**

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

**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.

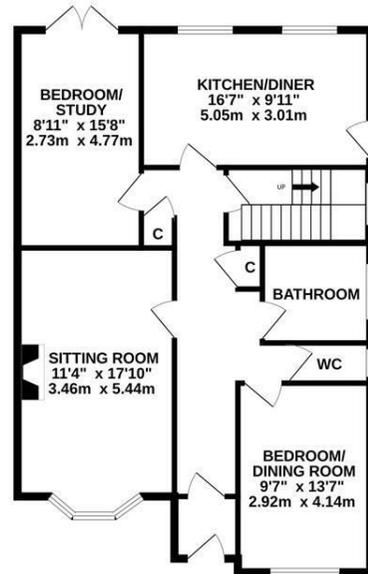
**Money Laundering:**

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.

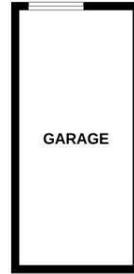
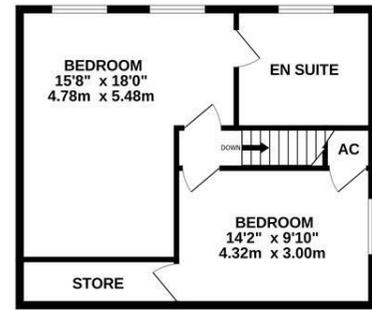
**General Note:**

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.

GROUND FLOOR  
1094 sq.ft. (101.6 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1637 sq.ft. (152.1 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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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		<b>69</b>



