



Church Road Shackerstone

- Offered to the market with no upward chain
- Stylishly renovated home
- Beautifully presented throughout
- Sought-after village location
- Modern open-plan kitchen/dining room
- Three versatile reception rooms
- Four generous bedrooms
- Two en suite shower rooms and a family bathroom
- Sweeping countryside views
- EPC Rating D / Council Tax Band C / Freehold

****OPEN TO OFFERS**** Offered to the market with no upward chain and situated in the picturesque village of Shackerstone, this beautifully presented four bedroom, three bathroom home offers versatile accommodation extending to 1,836 square feet. The property has undergone extensive renovations in recent years and now features a contemporary open plan kitchen, three versatile reception areas, two ensuite bedrooms and beautiful countryside views.

The home has been thoughtfully updated with both style and function in mind, with well-proportioned accommodation arranged around a welcoming central hallway. The living spaces work particularly well together, offering flexibility for a variety of day-to-day needs whilst retaining a warm and homely feel throughout.

To the rear, the gardens enjoy a pleasant outlook across neighbouring countryside, with a combination of patio and lawn providing plenty of space to sit out and enjoy the setting. Positioned within one of the area's most desirable villages, the property is well placed to take advantage of the surrounding rural landscape, including nearby canal-side walks, whilst remaining conveniently connected to nearby market towns and commuter routes.





Accommodation:

Entered via a central reception hall with a stylish open-spindle staircase rising to the first floor, the generous sitting room lies to the left and is centred around a feature fireplace with attractive tiled detailing. The accommodation flows seamlessly to the rear, where a beautifully appointed open-plan kitchen/dining room offers a variety of integrated appliances, while sliding doors open onto the rear patio. Off the kitchen is a spacious utility and boot room, where the boiler is situated, together with a guest WC. A further reception room is currently utilised as a snug but offers potential as a home office, playroom or fifth bedroom, depending on the needs of the purchaser.

Upstairs are four generous bedrooms, two of which are served by modern en suite shower rooms, with the remaining two being serviced by the stylish family bathroom.

Gardens and land:

To the front elevation, a block-paved driveway provides off-road parking, and a path leads to a gated lawned front garden. To the rear, a paved patio creates a private seating area, with a lawn beyond. A further hardstanding area provides an ideal spot from which to enjoy uninterrupted views across the neighbouring countryside.

Location:

Located in the charming rural village of Shackerstone, this property enjoys a peaceful setting surrounded by open countryside whilst remaining well placed for everyday convenience. The village is home to the well-regarded Rising Sun, a traditional country pub popular with locals and visitors alike, and the much-loved Wharf Farm Café, perfect for relaxed breakfasts, lunches and coffee with views across the canal. The nearby Ashby Canal also offers delightful towpath walks and provides a tranquil backdrop to village life. A wider range of amenities can be found in nearby Market Bosworth, Hinckley and Ashby-de-la-Zouch, offering supermarkets, independent shops and everyday services.

The area is well served by reputable primary and secondary schools, with both state and independent options available in the surrounding villages and towns, making it a popular choice for families. For commuters, there is easy access to the A5, M69, M1 and M6, while rail links from Hinckley provide connections to Leicester and Birmingham, offering excellent regional connectivity.

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 C.

Viewings:

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

Services:

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

Heating is provided by an oil-fired central heating system.

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:

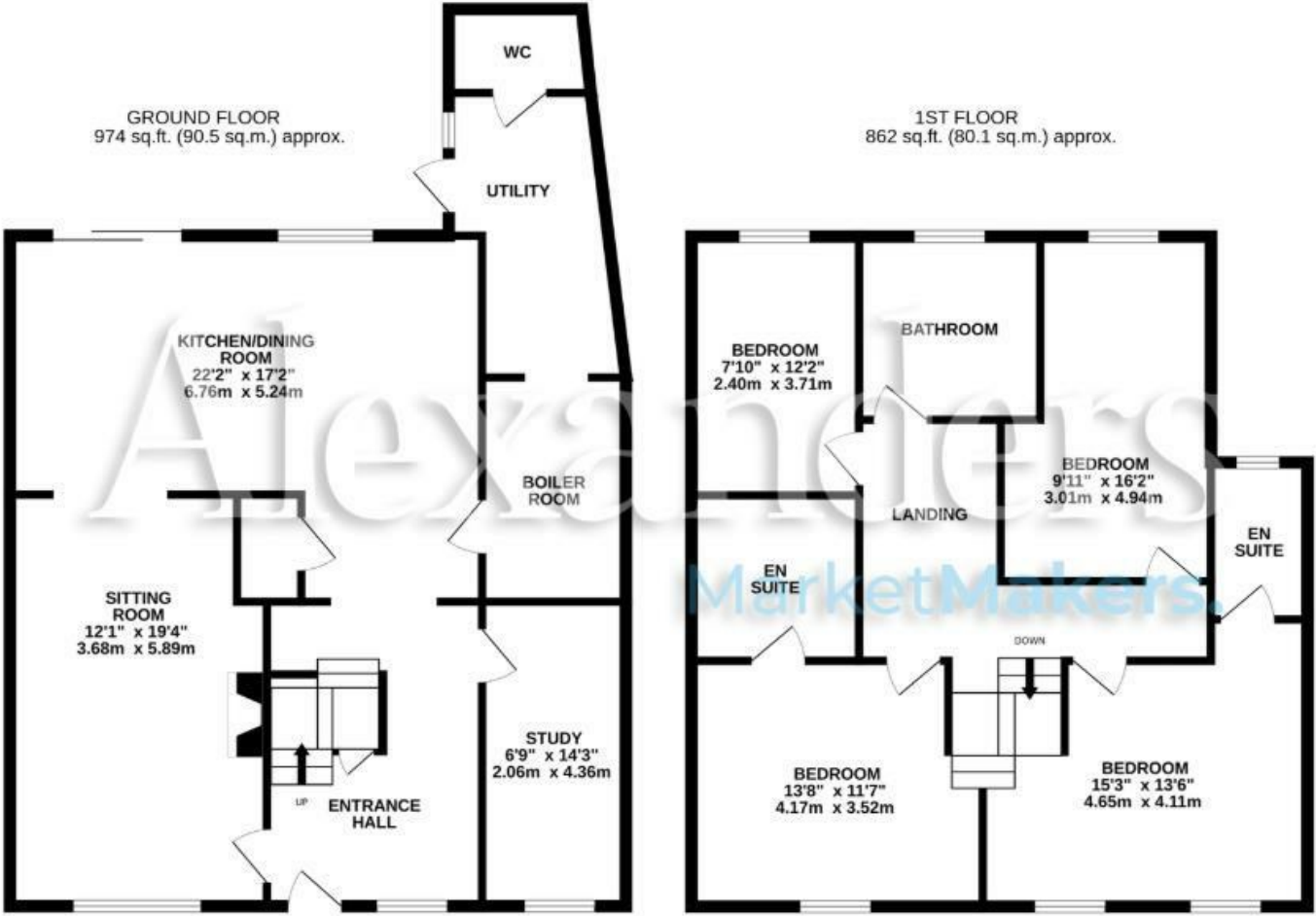
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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 : 1836 sq.ft. (170.6 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		

