



Hinckley Road Dadlington

- Thoughtfully updated detached family home
- Sought-after village setting in Dadlington
- Stunning open-plan living kitchen
- Bi-fold doors to landscaped gardens
- Far-reaching countryside views
- Vaulted main suite with balcony
- Versatile upstairs layout
- Gated driveway with ample parking
- EPC Rating D / Council Tax Band E / Freehold

Alexanders of Market Bosworth are delighted to offer to market this traditional, extended four-bedroom detached home combining attractive spacious modern living with a stunning rural backdrop.

Featuring a beautifully designed open-plan living kitchen to the rear that forms the heart of the home and enjoys far-reaching views across open countryside, creating an ideal setting for both everyday family life and entertaining.

Another highlight of the property is the main bedroom suite with an impressive vaulted ceiling and a private balcony.

The gardens are beautifully and thoughtfully landscaped, providing a tranquil outdoor space.





Accommodation:

A timber-framed storm porch opens into a bright reception hall, enhanced by bespoke storage for coats and shoes, plus a dedicated home office area. Stairs with a glazed balustrade lead to the first floor, while bi-fold doors open into a cosy sitting room with an inset wood-burning stove. At the rear, the open-plan living kitchen features two sets of bi-fold doors connecting seamlessly to the garden. The kitchen includes a large island, granite work surfaces, and integrated appliances such as a microwave, wine cooler, dishwasher, fridge, range cooker with extractor hood, and instant boiling water tap. Adjacent is a fully fitted utility/boot room with external access, a guest WC, and a versatile additional room suitable for storage, a home gym, or hobbies.

Upstairs, the dual-aspect main bedroom suite is a highlight, with a vaulted ceiling, contemporary en suite shower room, a dressing area and private balcony. The remaining bedrooms are served by a recently upgraded four-piece bathroom with full tiling, while the fourth bedroom currently functions as a dressing room for the principal suite, offering flexible use.

Gardens and land:

Approached via ornate automated iron gates, the property opens onto a generous driveway providing ample parking, with a landscaped frontage and an electric roller shutter door leading to a useful storage area. To the rear, a spacious porcelain-tiled patio is ideal for entertaining, complemented by a raised decking area at the lawn's edge, taking full advantage of the countryside views. The garden is predominantly laid to lawn, bordered by established trees and hedgerows, with external lighting enhancing the space.

Location:

Situated in the picturesque village of Dadlington, this property offers peaceful countryside living with excellent connectivity. Nearby Market Bosworth provides boutique shops and cafés, while more extensive amenities are available in Hinckley, Nuneaton, and Leicester. The area is served by reputable state and independent schools. Commuters benefit from easy access to the A5, M69, and M1, with direct rail services from Nuneaton to London Euston in under an hour, making this location ideal for combining rural charm with practical convenience.

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 E.

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 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:

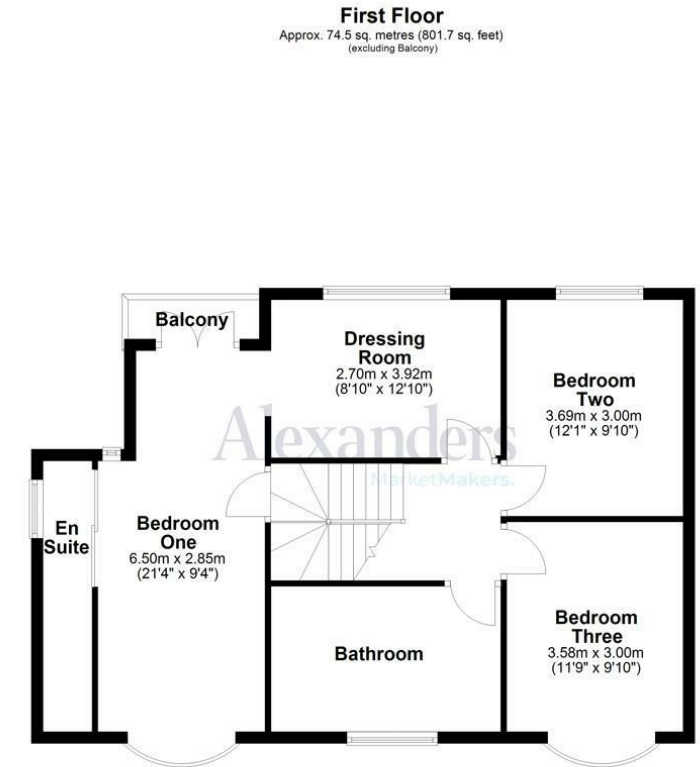
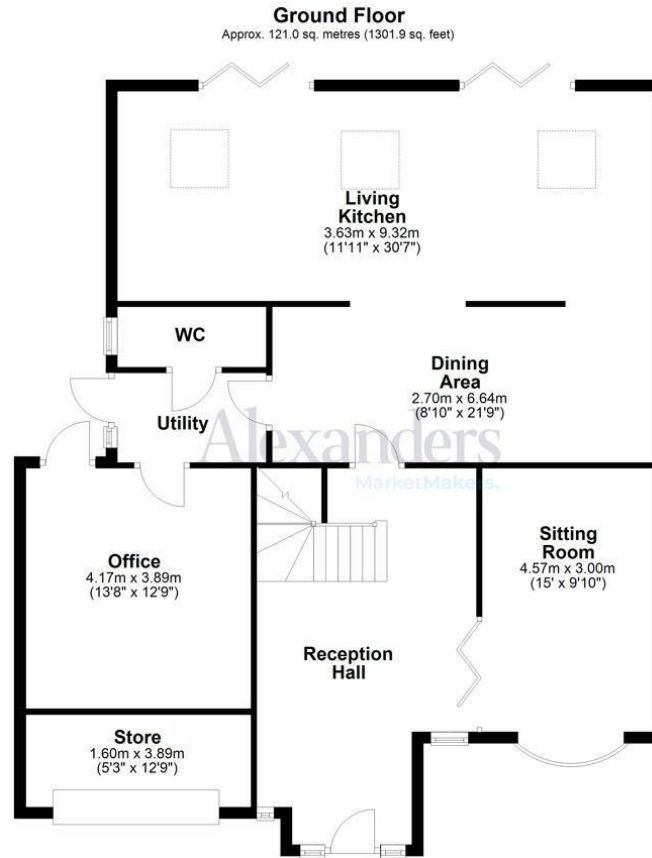
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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 area: approx. 195.4 sq. metres (2103.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		



