Alexanders
MarketMakers.

Church Road
Nailstone

- Charming 17th century village cottage
- Restored and refitted throughout
- Sitting room with log burner
- Contemporary kitchen/diner
- Second log burner in kitchen
- Two double bedrooms
- Private cottage courtyard garden
- Substantial workshop and garage
- EPC Rating E / Council Tax Band A / Freehold

Alexanders are delighted to introduce to the market a delightful village cottage believed to date back to the 17th Century. This charming property has been restored and refitted to a high specification, blending period features with contemporary additions.

Internally, this lovely home features a sitting room with log burner, a useful understairs cupboard and a door into the beautiful kitchen/diner, fitted with hand-built solid wood, Shaker-style units, a pantry cupboard and a second log burner. There is also a garden room to the rear, providing additional storage/utility space.

To the first floor, you will find a double bedroom with built-in storage and a traditional-style four-piece family bathroom. A further good-sized double bedroom can be found on the second floor, featuring a characterful exposed brick chimney breast.

To the rear of the property is an enclosed shared courtyard, from where the substantial workshop/garage is accessed. A shared pathway leads to the cottage's private lawned gardens, which are positioned separately from the house. The cottage gardens enjoy views towards the village church and incorporate a small seating area, fruit trees and a greenhouse.

Location:
The property occupies a peaceful position within Nailstone, a well-connected village offering a local primary school, a recently refurbished country pub, convenient transport links and regular bus services to Leicester and Market Bosworth. A wider range of shopping, dining and leisure facilities can be found in nearby Market Bosworth.

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.

The property includes a flying freehold.

Local Authority:
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band A.

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 electric heating system.

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

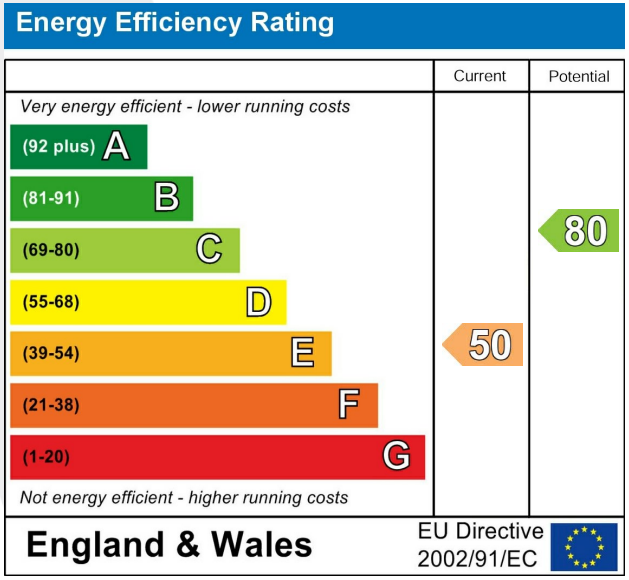
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

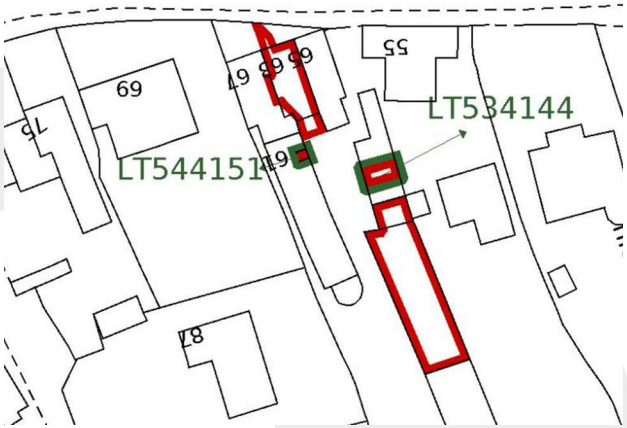
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither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

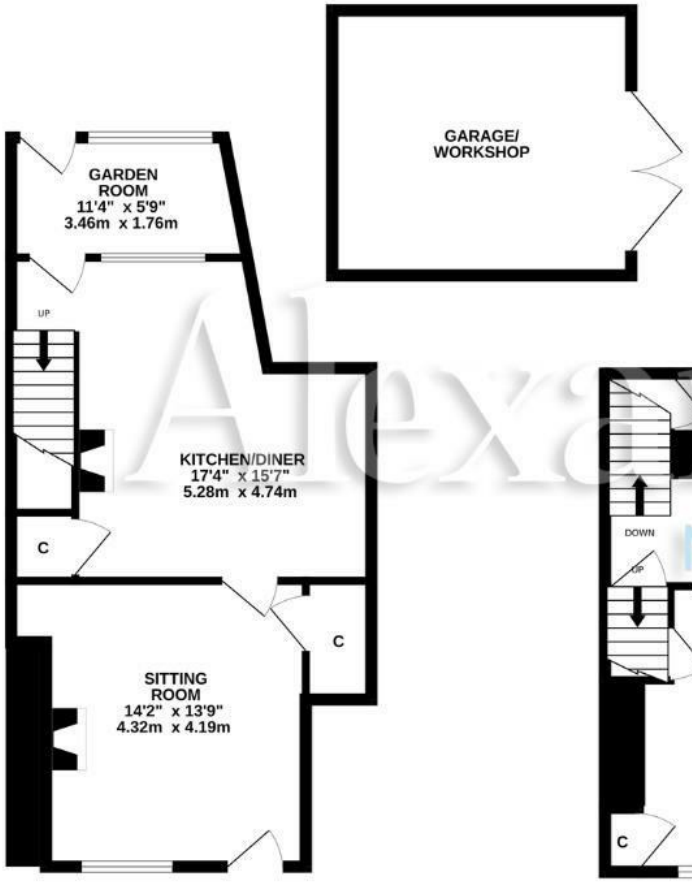
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.







GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.

TOTAL FLOOR AREA : 1174 sq.ft. (109.0 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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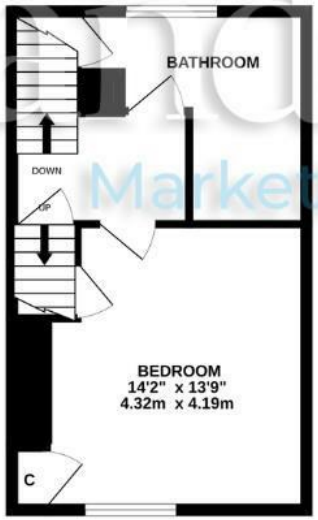
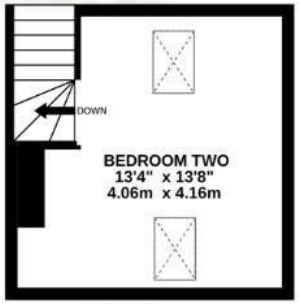


1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



2ND FLOOR
177 sq.ft. (16.4 sq.m.) approx.

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