



1 Earl Howe Court Main Street,  
Nailstone,  
, CV13 0QB





## GENERAL

An exciting collection of barn style properties in an exceptional country setting. Arden Homes have created a superb and imaginative exclusive development of luxurious homes on the edge of Nailstone. Each property has its own unique character and incorporates the latest technologies including air source heat pumps and underfloor heating to the ground floors. The properties are on exceptional plots with generous gardens and incredible views. Plot One has a spectacular reception hall with full height window, a sensational zoned living kitchen with bi fold doors opening onto the terrace, together with a sitting room and home office. On the first floor there is a large galleried landing, a master bedroom with dressing room and en-suite, a guest bedroom with en suite, two further double bedrooms and a luxurious bathroom. Outside, there is a good sized garden, driveway offering parking for two cars and double garage.



## LOCATION

Nailstone is a highly regarded West Leicestershire village where amenities include a primary school rated as "Good" in its last Ofsted inspection. The nearby town of Market Bosworth has some fine restaurants, public houses and shops and the town is also home to the famous Dixie Grammar School. There is fast access to the motorway network via the M1, M42, M69 and the M6. East Midlands and Birmingham Airports are both within easy reach.

## THE BARN

Front door opening into reception hall.

## RECEPTION HALL

The reception hall is flooded with light with a cart entrance style window rising the full height of the barn, there is a tiled finish to the floor and staircase with cast iron spindles rising to the first floor.

## SITTING ROOM

19'9" x 12'6"

A stylish room with bifold doors opening onto the terrace.

## HOME OFFICE

9' x 7'9"

An ideal home office.

## LIVING KITCHEN

32'4" x 12'4" max

A sensational open plan living space zoned for cooking, dining and sitting with bifold doors opening onto the garden terrace. The kitchen area is fitted with a traditional range of base and wall units with polished quartz work surfaces and integrated appliances including a "Neff" induction hob, "Neff" double oven and "Neff" dishwasher. There is also an integrated fridge freezer and Belfast sink. In the sitting area, there is a media wall with television point and contemporary electric fire. Tiled finish to the floor.

## UTILITY ROOM

7'9" x 6'2"

High quality base and wall cabinets with quartz work surfaces matching those in the kitchen. There is an integrated washer/dryer, porcelain sink and back door to garden. Opening off the utility are the CLOAK AND PLANT ROOMS.

## CLOAKROOM

Low flush lavatory. Wash hand basin.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

## GALLERIED LANDING

The galleried landing is most impressive and opening off the landing are the bedrooms.

## MASTER BEDROOM

19'9" x 11'9"

A delightful master bedroom with central heating radiator. (First measurement 18'4" measured to 5' eaves height).

## DRESSING ROOM

6'9" x 4'4"

## EN-SUITE

A luxurious en-suite. There is a double sized shower enclosure with rainfall and hand held shower attachments, wash hand basin set in vanity unit and low flush lavatory. Chrome ladder style heated towel rail.

## GUEST BEDROOM TWO

18'4" x 12'4"

There are two roof lights and two eaves storage cupboards. Central heating radiator.

## EN-SUITE

Shower enclosure with rainfall and hand held shower attachments, low flush lavatory and wash hand basin.

## BEDROOM THREE

12'7" x 11'3"

A good sized double bedroom with two roof lights. Central heating radiator. (First measurement 11'6" measured to 5' eaves height).

## BEDROOM FOUR

12'7" max x 12'6"

Two roof lights. Central heating radiator.

## BATHROOM

A luxurious bathroom with fashionable gold coloured fittings. There is a contemporary bath tub, traditional wash hand basin with cupboard under, low flush lavatory, shower enclosure and heated towel rail.

## OUTSIDE

The barn is set well back from Main Street and is accessed down a shared drive leading to a parking area for two cars, in front of the double garage.

## DOUBLE GARAGE

A double integral garage with electric sliding panelled doors.

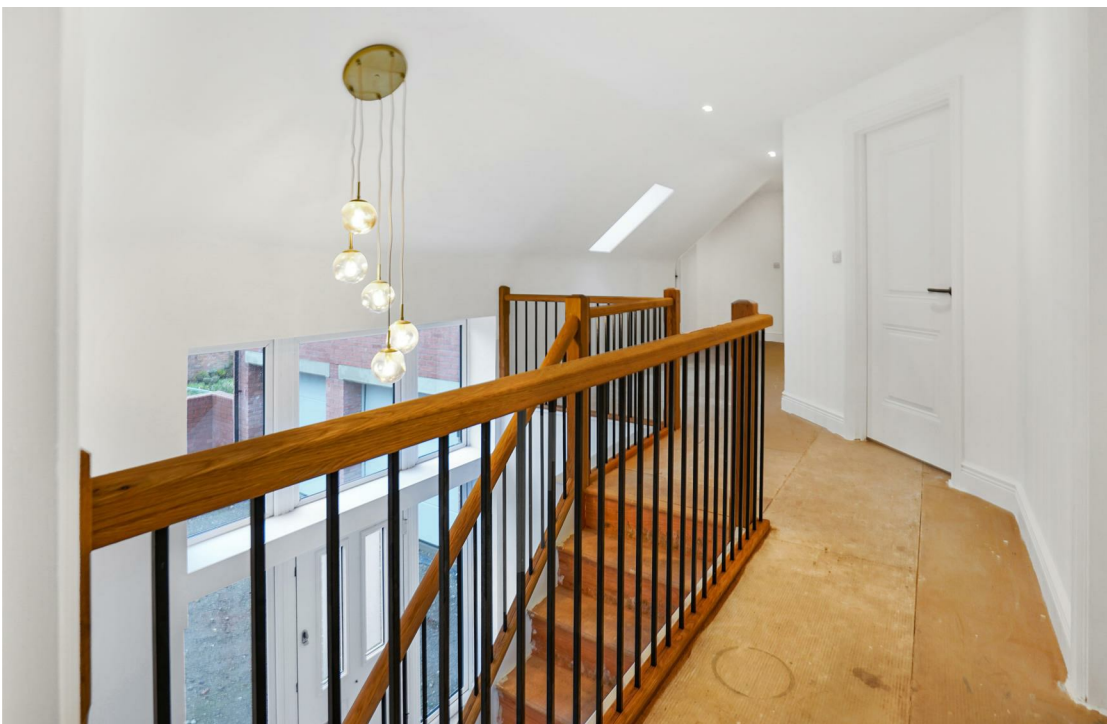
## GARDEN

Immediately adjoining the barn there is a good sized terrace with bifold doors opening into the main reception areas creating a fantastic combination of indoor and outdoor space for entertaining. There is a lawn and an area of paddock is also included.

## COUNCIL TAX BAND

TBC









Ground Floor



1st Floor



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