



6 George Fox Lane, Fenny Drayton, Leicestershire, CV13 6BE

HOWKINS &  
HARRISON

6 George Fox Lane,  
Fenny Drayton,  
Leicestershire, CV13 6BE

Guide Price: £465,000

A well-proportioned three bedroom detached residence extending to 1610 sqft, occupying a generous corner plot within the highly sought after village of Fenny Drayton.

The accommodation is arranged over two floors and briefly comprises: entrance porch leading to a central hallway, a fitted kitchen, a spacious open plan 23ft sitting/dining room with access to the rear garden, a useful study and a ground floor shower room. To the first floor there is a landing leading to three bedrooms, including a principal bedroom with dressing room and en-suite facilities, together with a family bathroom.

Externally, the property sits within a particularly generous plot with lawned gardens extending to the side and rear, offering a high degree of privacy and excellent outdoor space. There is a driveway providing off road parking which leads to a detached garage. The property offers well balanced and versatile accommodation in a desirable village setting and an early viewing is highly recommended.



## Location

Positioned within the attractive rural village of Fenny Drayton, George Fox Lane enjoys a peaceful setting whilst remaining exceptionally well connected for commuters. The village itself offers a strong sense of community together with a village pub, local walks and access to surrounding countryside, whilst more comprehensive amenities can be found in nearby Market Bosworth, Hinckley and Nuneaton. Excellent road links are available via the nearby A5 and A444, with the M69 providing direct connections to Leicester, Coventry, the M1 and M6 motorway networks. Rail services are available from nearby Nuneaton station with direct services to London Euston.

### Travel Distances

Market Bosworth – approximately 5 miles

Hinckley – approximately 4 miles

Nuneaton – approximately 6 miles

A5 – approximately 1 mile

M69 (Junction 1) – approximately 4 miles

Leicester – approximately 15 miles

Birmingham – approximately 25 miles

Nuneaton Railway Station – approximately 6 miles (direct to London Euston)



## Accommodation Details - Ground Floor

Entrance porch leading to entrance hall with doors leading off to spacious sitting room/dining room with double glazed French doors leading to the rear garden and double glazed windows to the side elevation, the dining area having double glazed window to the rear elevation. The kitchen having a range of eye level and base units with ample preparation surfaces and complementary uplifts, there is a range of built in Neff appliances, including a double oven, hob, dishwasher and fridge freezer. The study/bedroom four having double glazed windows to front and side elevation downstairs shower room/WC.

## First Floor

To the first floor there are three excellent sized bedrooms, the main bedroom having a double glazed window to the front elevation and door leading off to en-suite shower room which comprises of a shower cubical with shower screen, low flush WC with concealed cistern, wash hand basin and complementary tiling. The family bathroom has a panel enclosed bath, low flush WC with concealed cistern, vanity wash hand basin and complementary tiling.





## Outside

Outside the property is approached via a block paved drive leading to a garage, there are delightful gardens to the front side and to rear of the property there are extensive rear and side gardens, mainly laid to lawn with paved patio and a good variety of trees and shrubs.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Features

- Detached family home with versatile accommodation
- Spacious 23ft open plan sitting/dining room
- Separate study ideal for home working
- Ground floor shower room
- Three well-proportioned bedrooms
- Three excellent sized bedrooms
- Generous corner plot with wraparound gardens
- Driveway parking and detached garage
- Sought-after Fenny Drayton village location
- Excellent commuter links via A5, M69 and rail nearby





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01827-718021 Option 1.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

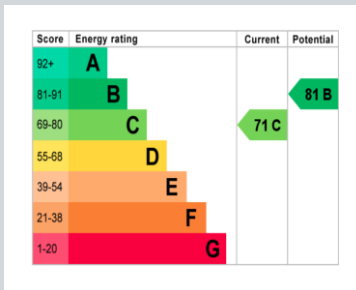
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

## Council Tax

Band - E



## Howkins & Harrison

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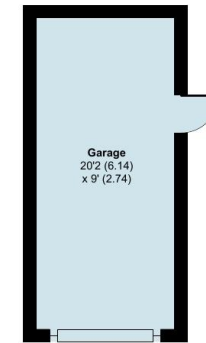
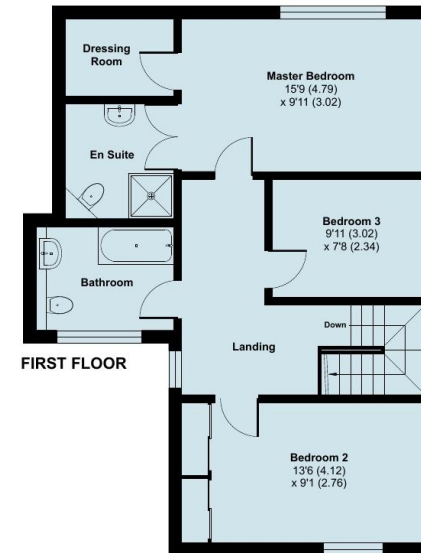
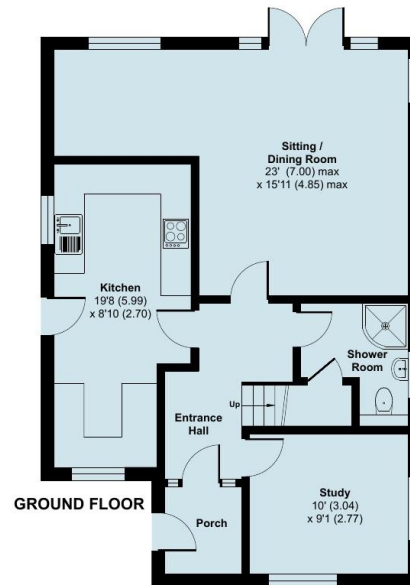
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Approximate Area = 1429 sq ft / 132.7 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 1610 sq ft / 149.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1301920

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