



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

HOWKINS &
HARRISON

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

Guide Price: £475,000

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

Fenny Drayton is a small and attractive rural village in Leicestershire, positioned on the border of North Warwickshire. The village offers a strong sense of community along with everyday amenities including a village shop, public house and primary school. The area is particularly well regarded for its schooling, with access to a range of nearby options including Dixie Grammar School, Twycross House School and St Martin's Catholic School, in addition to local state schools. Despite its peaceful setting, the village is highly convenient for commuters, lying within easy reach of the A5 and A444, providing excellent links to the wider road network. Nearby centres include Nuneaton, Hinckley and Market Bosworth, all offering a more comprehensive range of shopping, leisure and educational facilities. The surrounding countryside also provides a wealth of walking and outdoor pursuits.

Travel Distances

Hinckley – approx. 4 miles

Nuneaton – approx. 6 miles

Market Bosworth – approx. 5 miles

A5 – approx. 1 mile

M69 (Junction 1) – approx. 4 miles

Leicester – approx. 15 miles

Birmingham – approx. 25 miles

Nuneaton Railway Station – approx. 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.





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

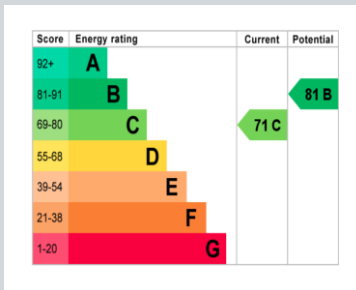
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band - E



Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
 Email property@howkinsandharrison.co.uk
 Web howkinsandharrison.co.uk
 Facebook HowkinsandHarrison
 Twitter HowkinsLLP
 Instagram HowkinsLLP

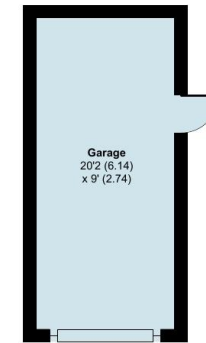
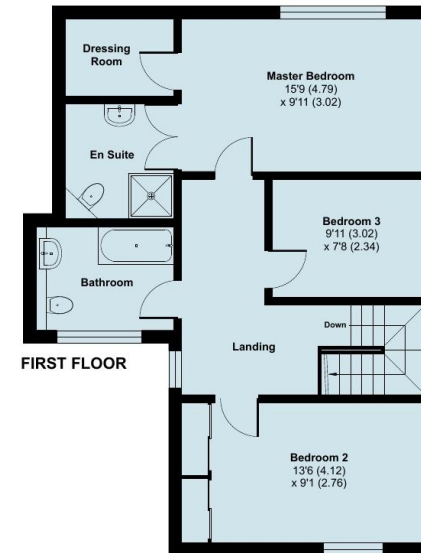
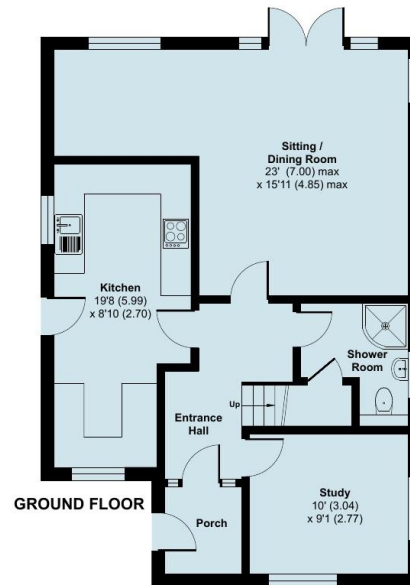
George Fox Lane, Fenny Drayton, Nuneaton, CV13

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

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



This document is made from fully recyclable materials. We are working on ways to move all of our products to recyclable solutions.