



Smiths
your property experts

Plot 3

Church View, Peckleton

- Beautiful, brand new executive detached family home
- Built to an exceptional standard and specification
- Four double bedrooms and three bathrooms
- Open-plan kitchen/diner with bi-fold doors and a utility room
- Private rear gardens with a lovely view of Peckleton Church
- Block-paved private driveway and an integrated garage
- State-of-the-art renewable energy systems
- One of just four properties set in an exclusive development

Church View

Church View is a small and bespoke development of just four detached houses in the highly regarded and picturesque Leicestershire village of Peckleton. The properties are at an advanced stage of construction. Plot 3, as advertised, is build complete and ready for occupancy.

Constructed to an exceptional standard and specification, the property includes state-of-the-art renewable energy systems, including wet-piped underfloor heating throughout the ground floor, an air-source heat pump, and an electric car charger point. There is also a full-term NHBC 10-year warranty in place.







Plot 3

A substantial four-bedroom detached family home extending to approximately 1,728 square feet (including an integral garage). The property comprises four double bedrooms, three bathrooms (two en-suites), a sitting room, and an open-plan contemporary kitchen/diner with bi-fold doors leading to the rear garden. A utility room and a downstairs WC complete the layout.

Set in this peaceful, exclusive development, behind a block-paved private driveway with off-road parking for two vehicles side by side, there is also an integral garage to the left-hand side. The property affords a fantastic plot, with private rear gardens laid to lawn with two seating terraces. The gardens are particularly private for a new build home, and there is a lovely view to the right-hand side of Peckleton Church.

The potential buyer will have a choice of Amtico for the ground floor, which is included in the sale price.

A great deal of interest is anticipated in this bespoke, high-quality home due to its design, village location, and the small size of the development. We urge any interested parties to register their interest via the sole selling agent, Smiths Property Experts, as soon as possible.







The Location

Peckleton is a pretty village in rural Leicestershire with excellent road links to Leicester, Hinckley, Nuneaton, and Birmingham. The village is approximately 3 miles from the large village settlement of Desford and 6 miles from the historic town of Market Bosworth. Both offer an excellent array of shops, eateries, and local amenities, including a doctor's surgery, a pharmacy, and excellent schooling options. There are also beautiful countryside walks nearby to the site.

Distances

Market Bosworth 6 miles, Hinckley 6 miles, Leicester 8 miles, Nottingham 31 miles, and Birmingham 33 miles. Nuneaton Railway Station 12 miles (trains to London Euston from 58 minutes), East Midlands Airport 19 miles, and Birmingham Airport 26 miles. The Dixie Grammar School 6 miles, Twycross House School 11 miles, Leicester Grammar School 14 miles, and Loughborough Endowed Schools 16 miles (distances and timings are approximate).

Property Information

Tenure: Freehold.

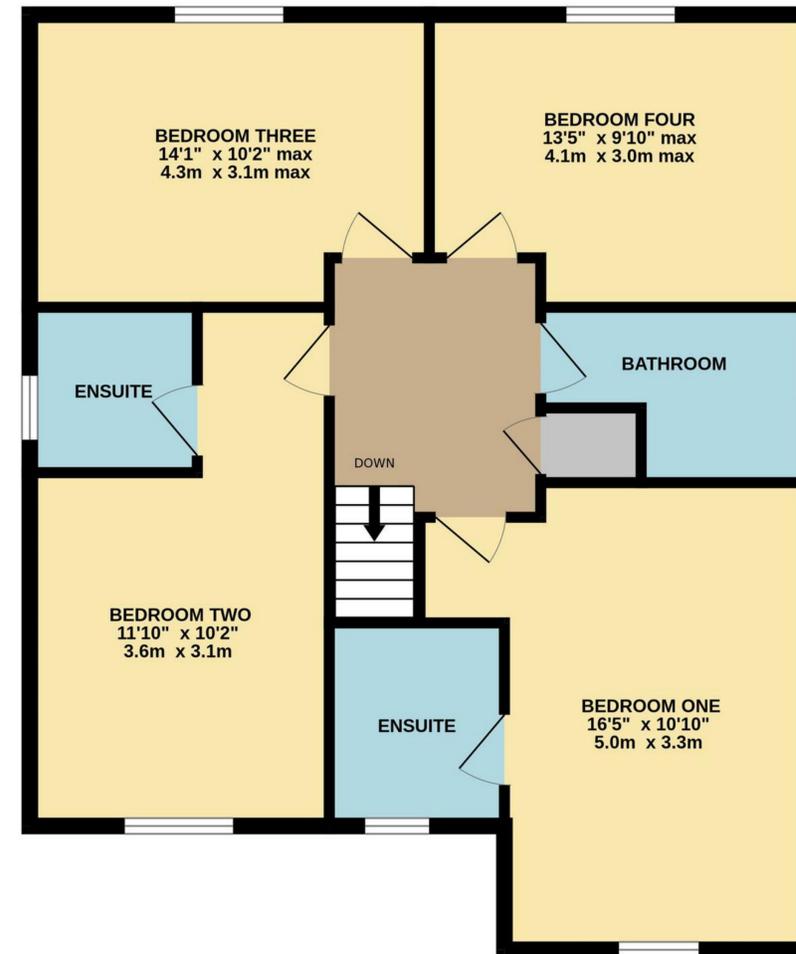
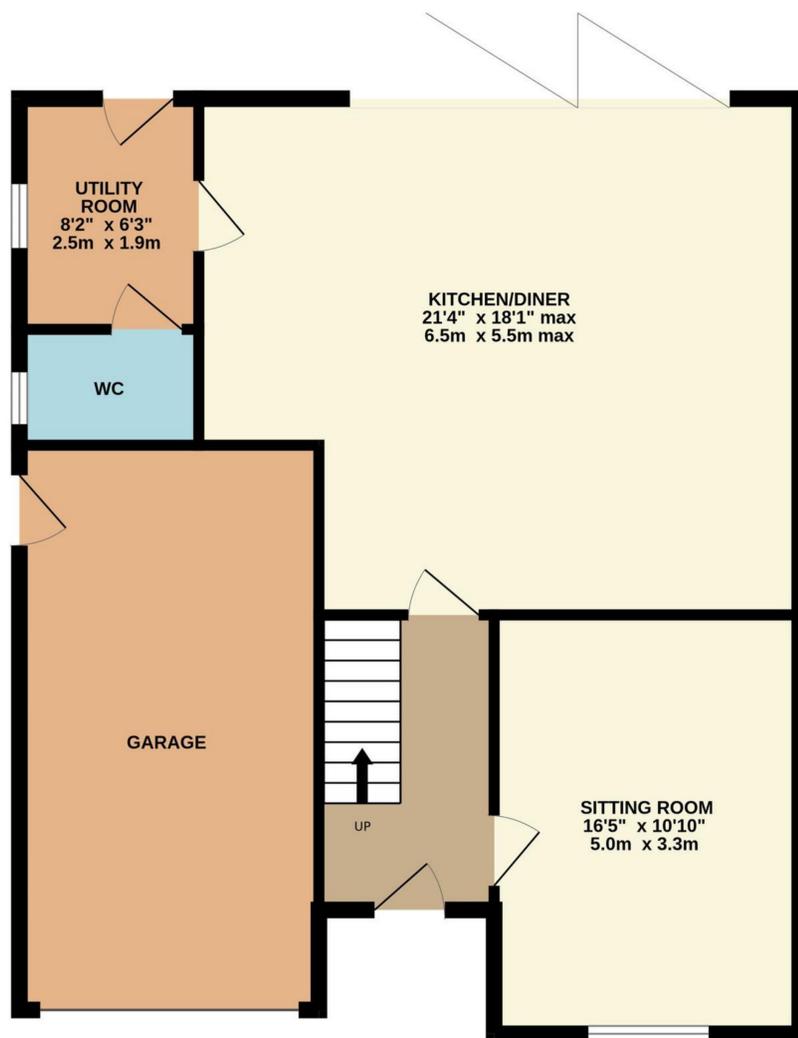
Local Authority: Hinckley and Bosworth Borough Council.

Awaiting EPC and Council Tax Band.



Important Information

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. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. 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. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.



TOTAL FLOOR AREA : 1728 sq.ft. (160.6 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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