



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 spacious traditional three bedroom detached property situated within a sought after village location and occupying a generous sized corner plot.

Benefits include a good sized kitchen, open plan sitting/dining room, study and downstairs shower room. Upstairs there are three bedrooms, dressing room, master en-suite shower room and family bathroom.

The property offers versatile accommodation, garage and off road parking, an early internal viewing is strongly recommended.



Location

Fenny Drayton is a small rural village within Leicestershire on the border of North Warwickshire. Less than 5 minutes travelling to the A5 & A444 trunk roads, the village provides good access to larger villages and towns with Nuneaton 4 miles, Hinckley 6 miles and Market Bosworth just 7. Locally the area is renowned for its schooling with nearby Dixie Grammar School, Twycross House School and St Martins Catholic School.



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
- Sought after village location
- Spacious sitting room/dining room
- Study/bedroom 4
- Downstairs shower room & family bathroom
- Three excellent sized bedrooms
- Main bedroom having en-suite facilities
- Garage & off-road parking
- Corner plot
- Delightful gardens





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

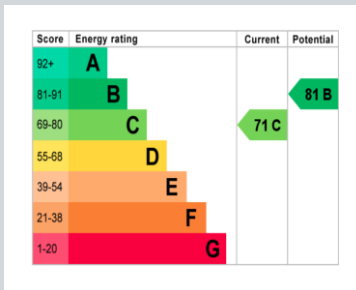
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band - E



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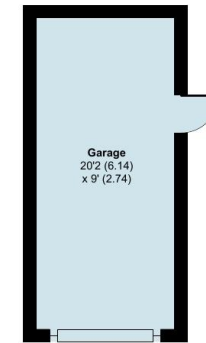
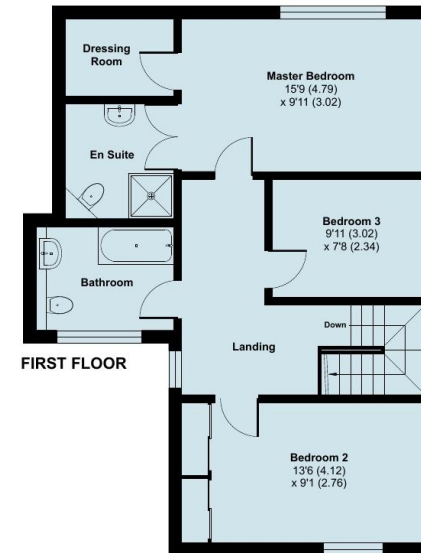
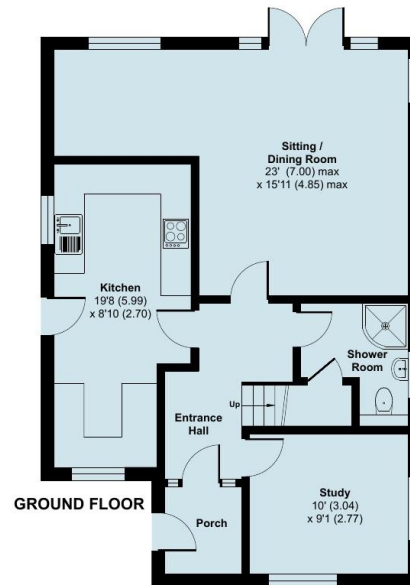
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Approximate Area = 1429 sq ft / 132.7 sq m

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

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.



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