



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



£265,000

### GENERAL

An exciting collection of four barn style properties and two contemporary cottages in an exceptional country setting. Arden Homes have created a superb and imaginative gated 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.



## PLOT 6

A pretty contemporary semi detached cottage in secure gated development. It is unusual to find a small cottage which has been built to such an exceptional specification. There is underfloor heating throughout the ground floor, a traditional kitchen with quartz work surfaces and a luxurious bathroom. On the ground floor, there is a wonderful open plan living kitchen with bi fold doors opening from the sitting area into the garden. On the first floor there are two double bedrooms and a bathroom. Outside a drive leads to the single garage which has a remote controlled electric sectional door. The garden has been landscaped with a patio adjoining the house with the remainder of the garden being lawned.

## 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 COTTAGE

The accommodation is arranged over two floors as follows. Lychgate style canopy porch with oak pillars and front door opening into entrance hall.

## ENTRANCE HALL

Door to the open plan living kitchen. Door to cloakroom.

## CLOAKROOM

With low flush lavatory and wash hand basin.

## LIVING KITCHEN

21' max x 12'2" red to 11'5"

A sensational open plan living space. The sitting area is flooded with light through the bifold doors that open onto the garden. There are stairs rising to the first floor. The kitchen area has been fitted with a traditional range of base and wall cabinets with polished quartz work surfaces, an inset sink and drainer unit and a generous range of integrated appliances including a "Neff" oven, induction hob and dishwasher. It should be noted that there is also an integrated washing machine.

## ON THE FIRST FLOOR

Stairs rise from the living kitchen to the landing.

## FIRST FLOOR LANDING

Opening off the landing are the two bedrooms and bathroom.

## BEDROOM ONE

12'4" x 9'5"

A double bedroom with views towards the church. Central heating radiator.

## BEDROOM TWO

11'5" x 9'1"

A double bedroom with central heating radiator.

## BATHROOM

A luxurious suite comprising a panelled bath with a rainfall shower and hand held shower heads over. There is a wash hand basin set in vanity unit, low flush lavatory and ladder style towel rail.

## OUTSIDE

The cottage is approached along a shared drive through electronic sliding security gates which opens onto the property's own block paved drive leading to the single garage.

## SINGLE GARAGE

With a sectional electric door. Personnel door to garden.

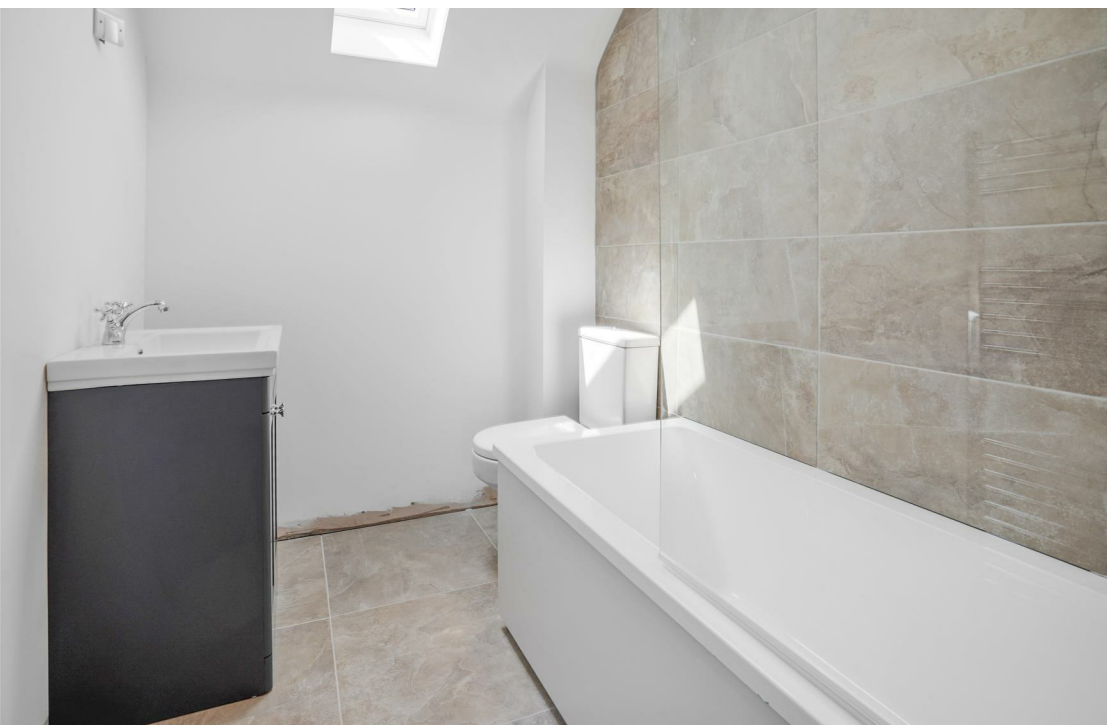
## THE GARDEN

The garden has been landscaped. There is a patio adjoining the rear of the house with the remainder of the garden being lawned.

## COUNCIL TAX BAND

TBC



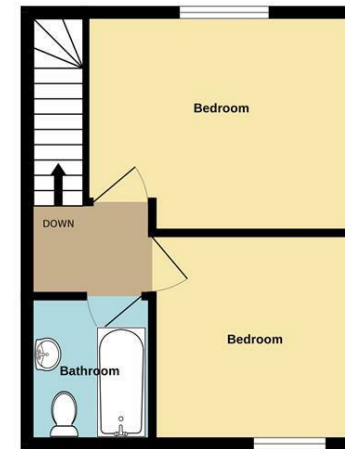




Ground Floor



1st Floor



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