



1, Cadeby Court Sutton Lane,  
Cadeby,  
CV13 0AR





£900,000

#### GENERAL

An exceptional contemporary property built in a barn traditional style, on an exclusive gated development located on the edge of Cadeby. The property has been significantly improved by the present owners who have converted the roof space, thereby creating a lovely sitting area together with two en suite double bedrooms both with dressing rooms. The well-planned accommodation briefly includes on the ground floor, a sensational zoned living kitchen with vaulted ceiling and a sitting area with media wall, utility, snug/bedroom, three further bedrooms including a master with en suite and a family bathroom. It should be noted that one of the bedrooms is currently used as a dressing room/home office and has fitted wardrobes together with a dressing table. On the first floor, as previously described, there are two additional en suite double bedrooms. Outside, there is a private garden and a single garage. It should be noted that there is underfloor heating throughout the ground floor.



## LOCATION

Cadeby is a charming village located immediately to the South East of Market Bosworth. The village is one of the prettiest in the area and is largely made up of period cottages and houses. Market Bosworth is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and there is a traditional market every Wednesday as well as a Farmers Market on the fourth Sunday of every month. The town is home to one of the area's leading private schools, The Dixie Grammar, there are also Primary and High Schools. It should be noted that the High School has been rated as 'outstanding' by Ofsted. There is a thriving community with a variety of sports clubs including rugby, football and bowls. There is also a large country park overlooked by the historic Bosworth Hall Hotel. There is a high speed rail link from Nuneaton making it possible to commute to London Euston by train in just under an hour, with Atherstone Station being a useful alternative servicing other routes.

## THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into the reception hall.

## RECEPTION HALL

An impressive introduction to the property with tiled floor and accessing the principal living spaces.

## CLOAKROOM

Low flush lavatory and wash hand basin.

## LIVING KITCHEN

35'7" x 18'3"

A sensational open plan zoned living area with a vaulted ceiling giving a real feeling of space.. The kitchen area is fitted with a fashionable range of base and wall cabinets with polished quartz work surfaces and a central island with breakfast bar. There is a generous range of integrated appliances including two "Bosch" ovens, one of which combines as a microwave, a fridge freezer, dishwasher, wine fridge, induction hob and a sink unit with Quooker boiling tap. In the sitting area, there is a media wall with electric fire, contemporary wood burning stove and bi-fold doors opening onto the garden.

## SNUG/BEDROOM

11'9" x 11'1"

A very flexible living space.

## UTILITY ROOM

11'1" x 9'5"

Fitted base and wall cabinets with plumbing for a washing machine.

## INNER HALL

There is a staircase rising to the first floor and doors to the ground floor bedrooms and bathroom.

## MASTER BEDROOM

17'1" x 14'8"

A lovely light room with large picture windows overlooking the garden.

## EN-SUITE

Double sized shower enclosure with rainfall and hand held shower attachments, floating wash hand basin, low flush lavatory, chrome ladder style towel rail.

## BEDROOM TWO

13'10" x 10'7"

A lovely light room with feature windows overlooking the garden.

## DRESSING ROOM/HOME OFFICE

14' x 7'

The third bedroom is used by the current owners as a dressing room/home office. There are fitted wardrobes and a knee-hole dressing table.

## BATHROOM

A luxurious bathroom comprising a suite including a panelled bath with shower over and screen, floating wash hand basin, low flush lavatory, chrome ladder style towel rail.

## ON THE FIRST FLOOR

Stairs rise from the inner hall to a sitting area.

## SITTING AREA

18'8" max x 14'8" max

A wonderful space currently used as a teenagers' sitting area but with potential for any number of uses. There is a store cupboard and doors to the remaining bedrooms.

## BEDROOM FOUR

14'7" x 9'8"

A double bedroom with two roof lights, vertical radiator.

## DRESSING ROOM

With knee hole dressing table and hanging rails.

## SHOWER ROOM

There is a walk in shower enclosure with rainfall and hand held shower attachments, floating wash hand basin with back lit mirror, chrome ladder style towel rail.

## BEDROOM FIVE

17'10" x 9'8"

A double bedroom with roof lights and a radiator.

## DRESSING ROOM

9'7" x 9'8"

A really good sized dressing room with knee hole dressing table and hanging rails.

## SHOWER ROOM

There is a walk in shower enclosure with rainfall and hand held shower attachments, floating wash hand basin with back lit mirror, chrome ladder style towel rail.

## OUTSIDE

The house is approached through double electric security gates opening onto the large courtyard with a shared drive leading to a parking area in front of the property. Opening onto the parking area is the SINGLE GARAGE.

## SINGLE GARAGE

With a set of wooden doors.

## THE MAIN GARDEN

The main garden is principally lawned with a terrace that can be accessed via bi-fold doors from the main living area.

## IMPORTANT NOTE

There is a Management Company owned and controlled by the residents. The Management Company is responsible for maintaining the common areas and electric gate. Residents also share an LPG tank but each property is separately metered and gets their own bill from Calor Gas.

## COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band F.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



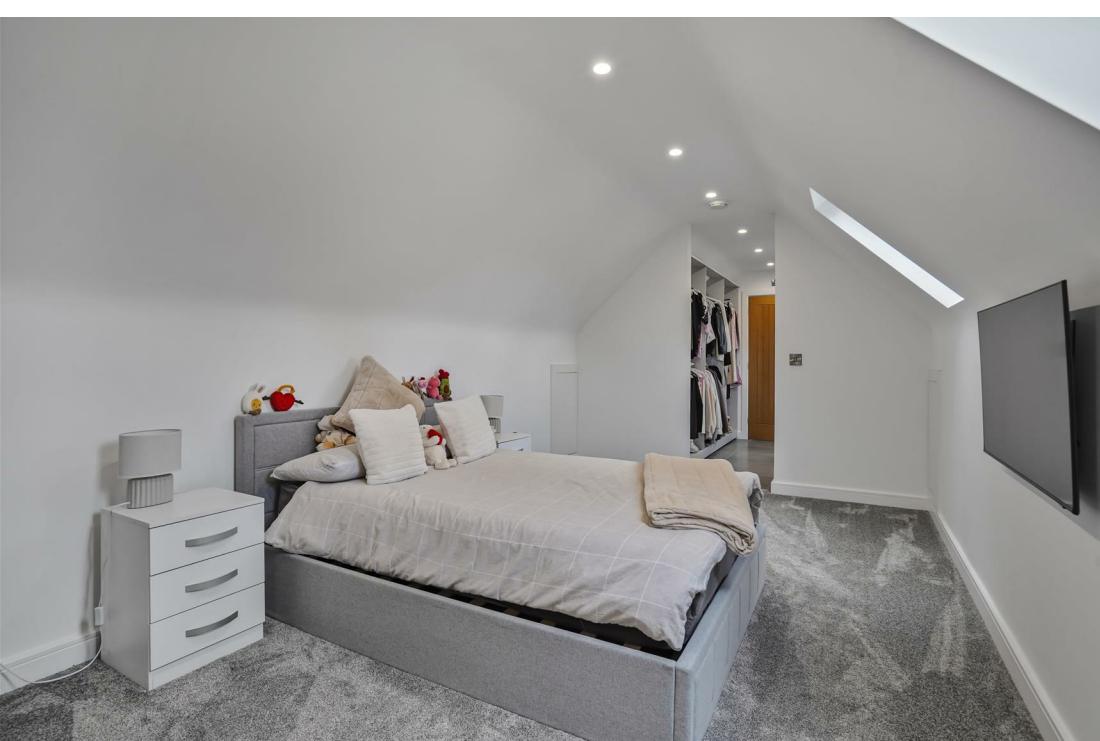














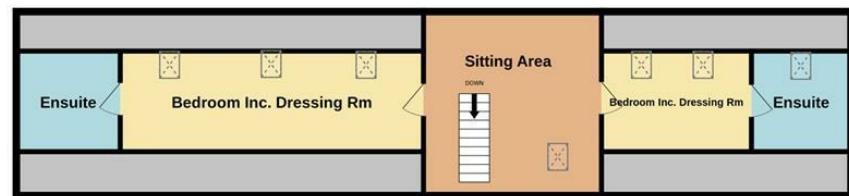




Ground Floor



1st Floor



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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