



Meadow House 14 Main Street,
Cadeby,
CV13 0AX





GENERAL

Meadow House is a stylish village house with a striking contemporary extension that has been remodelled and significantly upgraded in recent years. At the heart of the house is a wonderful living kitchen with two sets of bi-folds opening onto the gardens, creating a fantastic combination of indoor and outdoor space for entertaining. There is also a warm and welcoming sitting room with wood burning stove and bi-folds opening onto the garden. On the first floor, there are four double bedrooms with a recently re-fitted en-suite wet room to the master and a family bathroom. Outside, there is a double garage with electric roller shutter door and landscaped gardens.



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 reception hall.

RECEPTION HALL

Amtico floor, stairs rising to first floor and understairs storage cupboard. Central heating radiator.

CLOAKROOM

Low flush lavatory, pedestal wash hand basin.

SITTING ROOM

13'10" x 13'9"

A delightful room, the principal feature of which is the wood burning stove with shelving to either side. There are bi-fold doors opening into the garden. Central heating radiator.

LIVING KITCHEN

21'1" x 15' and 10'5" x 8'8"

A lovely light living space with two sets of bi-fold doors

opening onto the terrace. There is a fashionable high gloss kitchen with polished quartz work surfaces, inset sink and a range of high end appliances including a "Neff" induction hob with extractor over, two "Neff" ovens, one of which has a warming drawer, together with a "Bosch" larder fridge and dishwasher. There is a breakfast bar with wine fridge and Amtico flooring and electric underfloor heating.

In the sitting area, there is a media wall with space for a 55 inch television.

UTILITY ROOM

8'5" x 6'1"

Fitted base and wall cabinets with hardwood work surfaces and inset stainless steel sink and drainer unit. There is space and plumbing for a washing machine and tumble dryer and mosaic style tiling to the floor. Central heating radiator. Door to the double garage.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the first floor landing. Central heating radiator.

FIRST FLOOR LANDING

Opening off the main landing are doors to the four double bedrooms and family bathroom. There is a lower landing/dressing area where there are fitted wardrobes and a linen cupboard.

MASTER BEDROOM

13'3" x 11'7" max

A delightful room with a bank of wardrobes running along one wall. Central heating radiator. (measurements include wardrobes).

EN-SUITE WET ROOM

A luxurious wet room which has been recently re-fitted. There is Venetian plaster to the floor and walls, a shower enclosure with rainfall shower and a marble wash bowl with brass fittings on wash stand. There is also a "brass" ladder style towel rail.

BEDROOM TWO

10' x 9'6"

Overlooking the garden. Central heating radiator.

BEDROOM THREE

12' x 10'

Overlooking garden. Central heating radiator.

BEDROOM FOUR

12'4" x 11'6" max

A room that is full of character. Central heating radiator. (Second measurement 9'6" measured to 5' eaves height).

BATHROOM

A suite comprising a shower bath with rainfall shower over and hand held shower attachment. Low flush lavatory, floating wash hand basin with drawers beneath, tiling to splashback areas. Chrome ladder style towel rail.

OUTSIDE

To the front of the house there is a block paved driveway, opening onto which is the double garage. Please note there is a right of access for the neighbouring property, over the front part of the drive only, to access their garage only.

DOUBLE GARAGE

16'10" x 15'10"

With an electric roller shutter door and door to the utility.

THE MAIN GARDEN

The main garden is to the rear and adjoining the house there is a large terrace with steps up to the main lawn. Running down both sides of the lawn are raised beds. A garden shed is included in the sale.

COUNCIL TAX BAND

Hinckley & Bosworth Council Tax Band E.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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