



Cadeby Court Cadeby

- Luxury four bedroom detached property
- Exclusive gated setting of just nine homes
- Immaculately presented throughout
- Stylish open-plan kitchen/dining room
- Separate study ideal for home working
- Four generous bedrooms with en suite to main
- Landscaped rear garden with seating terrace
- Private driveway and integral garage
- EPC Rating TBC / Council Tax Band F / Freehold

Tucked away within the exclusive gated setting of Cadeby Court, this striking four bedroom detached home enjoys a generous plot and a thoughtfully designed finish. Constructed in 2018, it offers a contemporary feel combined with a strong sense of quality and attention to detail throughout.

The interiors are elegant and cohesive, with a natural flow and an emphasis on light and space. The kitchen forms a particularly impressive focal point, while the main bedroom suite adds a touch of luxury. Every element has been carefully considered to create a home of lasting appeal.

Externally, the property continues to impress, with ample private parking, an integral grage and a beautifully arranged rear garden featuring a paved terrace and summer house. Positioned in the sought-after village of Cadeby, close to Market Bosworth, it combines privacy with excellent accessibility.





General Description:

Alexanders of Market Bosworth are delighted to offer for sale this exceptional four-bedroom detached residence, situated within the small and exclusive gated development known as Cadeby Court.

The development is accessed via remotely operated twin gates, which open into a private courtyard comprising just nine thoughtfully planned and individually designed homes. Built in 2018 by a highly regarded local builder, Cadeby Court has matured beautifully and now enjoys a strong sense of community amongst its residents.

Accommodation:

Internally, the property is presented to an exceptional specification, having been tastefully decorated, upgraded and meticulously maintained by the current owners. The well-balanced accommodation is arranged over two floors and offers both practicality and style in equal measure.

The ground floor comprises a welcoming entrance hall, a study ideally suited to home working, a comfortable sitting room and a spacious kitchen/dining room designed as the heart of the home. A separate utility room and ground-floor WC complete the accommodation at this level.

To the first floor, there are four well-proportioned bedrooms, including a main bedroom benefitting from an en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, finished to a high standard.

Gardens and land:

Occupying a generous plot, the property benefits from a substantial block-paved driveway leading to an integral garage, together with a lawned front garden and pathway to the main entrance. To the rear, the garden has been extensively landscaped to create a superb outdoor space, featuring a spacious paved seating terrace, well-established borders and a charming summer house, ideal for relaxing or entertaining.

Location:

Cadeby Court is situated just off Sutton Lane in the highly regarded west Leicestershire village of Cadeby, conveniently positioned on the outskirts of the historic and thriving town of Market Bosworth.

Market Bosworth offers a range of independent shops, cafés, pubs and restaurants, along with excellent schooling, including the highly sought-after Dixie Grammar School. The area is also well placed for commuting, with Leicester, Nuneaton, Coventry, Birmingham and Nottingham all within easy reach. Regular rail services from Nuneaton railway station provide direct access to London Euston in as little as 59 minutes.

This is a rare opportunity to acquire a beautifully presented and thoughtfully upgraded home within one of west Leicestershire's most desirable and intimate gated developments.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion. A monthly service charge of £30 applies.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band F.





Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:

The property is connected to mains electricity, water, and drainage.

Heating is provided by an LPG central heating system.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

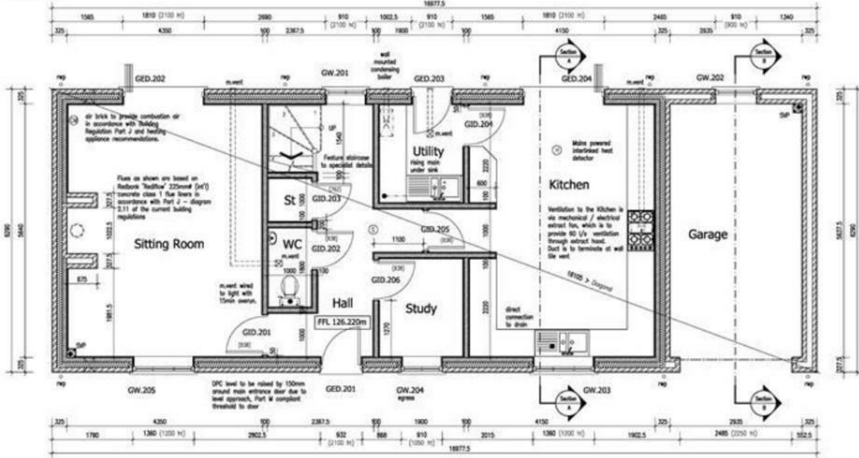
Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

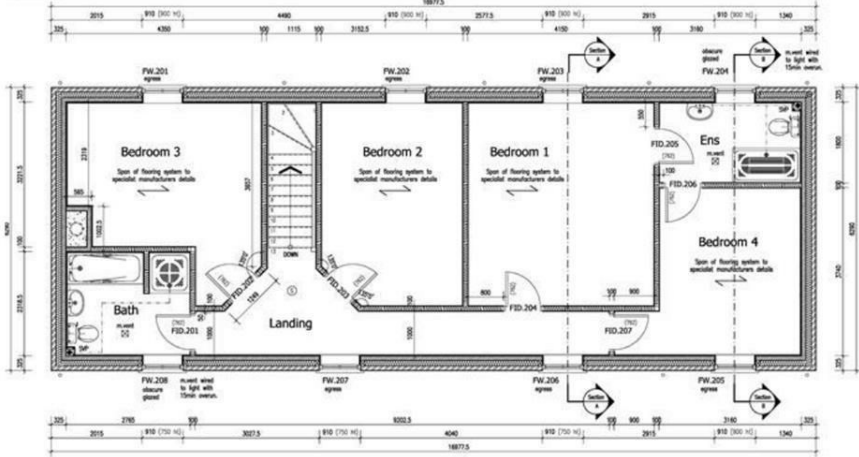
General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

Ground Floor Plan
Scale 1:50



First Floor Plan
Scale 1:50



THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:-
TOPOGRAPHICAL SURVEY or other relevant - 2837
PRODUCTION DRAWING - 16.160.04

Setting out of buildings & all associated floor levels / levels / site levels to Client satisfaction.
Masonry piers, walls and panels to be confirmed by Structural Engineer for structural stability.
Operation joints to both brickwork & blockwork to Structural Engineer's details.
All steelwork and padstones to be in strict accordance with Structural Engineer Details.
All lintels to external and internal openings to be calculated by Structural Engineer/Specialist Foundation design & works below DPC Level to be in accordance with Building Inspectors requirements.
All retaining walls, underground drainage and tanking details to be in accordance with the Building Inspectors requirements.
All windows and doors are to be site measured & product availability confirmed prior to order & installation.
First Floor joist, Roof trusses & all layouts/ detailing to specialist details.
Point loads from flooring system & roofing system to be verified by Structural Engineer / roof specialist to ensure adequate structural stability and support is provided & does not have a detrimental effect on the building.
Lintels over openings will require checking.
All external meter boxes, consumer units, services - positioning to be determined by Contractor - details not shown.

Revisions: 1 A (16.160.04) 16.160.04

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Proposed Residential Development
Old House Farm
Sutton Lane, Cadby
Leicestershire

Production Drawing - Sheet 1 of 2
Unit 2 - Floor & Foundation Plans, Schedules

Client: Mr. G. Denny
Drawing No: 16.160.03 A
Date: April 2016
Scale: 1:50
Drawing By: R3D

The Glasshouse, 9 Halfon Close, Littlethorpe, Leics, LE19 2JA
Tel: 01530 810000
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Company Reg. No. 1074504

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

