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Church Road
Nailstone

- Charming 17th-century character cottage
- Offered with no upward chain
- Spacious accommodation over three floors
- Wealth of original period features
- Two attractive wood-burning stoves
- Beautifully styled country kitchen
- Private gardens with church views
- Useful courtyard and outbuildings
- EPC Rating F / Council Tax Band C / Freehold

Alexanders Estate Agents are pleased to present this charming three bedroom 17th-century cottage, situated on Church Road within the highly sought-after village of Nailstone, offered to the market with no upward chain.

Beautifully blending centuries of history with everyday comfort, Verbena Cottage is a characterful home that showcases a wealth of period features alongside thoughtfully maintained interiors. From its attractive stone elevations to its welcoming atmosphere, the property offers a wonderful sense of charm and individuality throughout.

The accommodation extends over three floors and provides a versatile layout, enhanced by features such as wood-burning stoves and a beautifully styled kitchen that complements the cottage's heritage. Generous proportions and an abundance of natural character combine to create a home that is both practical and full of appeal.

Beyond the cottage, an enclosed courtyard provides useful outside space and access to established private gardens, where mature planting and open views towards the village church create a particularly attractive setting. Positioned within easy reach of local amenities and well connected to nearby Market Bosworth and Leicester, Nailstone offers a desirable blend of village tranquillity and everyday convenience.

Accommodation:

Verbena Cottage offers surprisingly spacious accommodation arranged over three floors, combining period charm with a warm and inviting interior. Rich in character, the property features attractive shaker-style kitchen cabinetry and wood-burning stoves serving both the dining room and sitting room.

The accommodation briefly comprises a cosy sitting room, a study accessed via an inner hallway, a dining room with solid oak flooring, and a country-style kitchen. Leading off the kitchen is a useful utility area with access to a ground-floor WC, while stairs from the hallway descend to the cellar.

To the first floor are two bedrooms, including a generous double bedroom, together with a family bathroom. Occupying the second floor is an impressive main bedroom complete with fitted furniture and far-reaching views across the village and surrounding countryside.

Gardens and land:

To the rear of the property is an enclosed shared courtyard with two substantial storage outbuildings and access to a shared pathway leading to the cottage's private lawned gardens, which are positioned separately from the house. The gardens are attractively planted with mature borders and a lawned area, together with a seating area enjoying views towards the village church.

Location:

The property occupies a peaceful position within Nailstone, a well-connected village offering a local primary school, a recently refurbished country pub, convenient transport links, and regular bus services to Leicester and Market Bosworth. A wider range of shopping, dining, and leisure facilities can be found in nearby Market Bosworth.

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. / Leasehold Maintenance charge -

Local Authority:

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

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.

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.

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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:

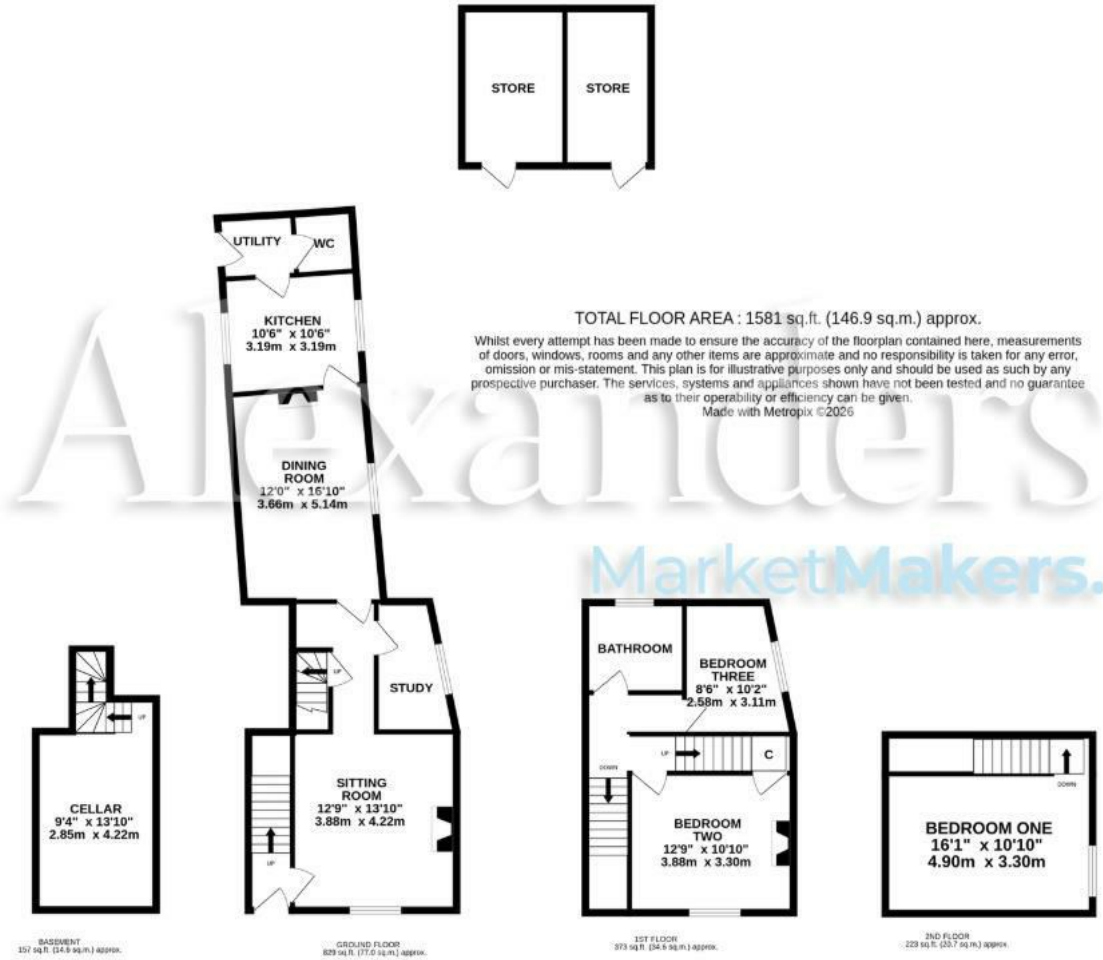
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.



TOTAL FLOOR AREA : 1581 sq.ft. (146.9 sq.m.) approx.

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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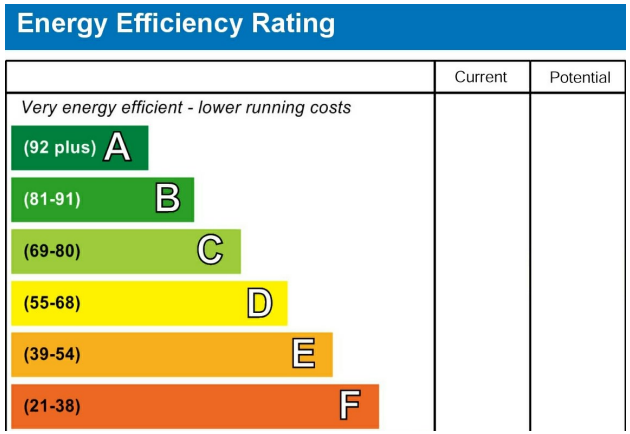

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