

# JAMES SELICKS

PLOT 5 THE HAWTHORNES

OFF DOVECOT CLOSE  
CONGERSTONE WARWICKSHIRE,

GUIDE PRICE: £485,000



A stunning, newbuild semi-detached family home offering three bedrooms, two bathrooms and a superb living dining kitchen, approaching 1,500 square feet of stylish accommodation with a garage, in a fantastic village location.

Hall • WC • sitting room • utility room • dining kitchen • master bedroom • en- suite • two further bedrooms • bathroom • landscaped frontage • driveway • garage • landscaped rear gardens • burglar alarm • 10 year NHBC certificate • SAP EPC - B

#### Location

Regarded as a highly desirable place to live, the village of Congerstone offers a primary school, restaurant and public house and is close to the Ashby Canal providing pleasant walks. The historic town of Market Bosworth is located just south, with a wider range of shopping and a choice of private and state schooling, and Ashby de la Zouch to the North providing a more comprehensive range of amenities. A perfect location for the commuter, with excellent access to the M42, M1, Birmingham, Leicester, Coventry and Nuneaton, with access to London in approximately one hour.

#### Specification (Subject to availability, may be substituted for alternatives of the same quality)

The property is heated via airsource heat pump with underfloor heating to the ground floor and radiators to the first floor. The flooring is from the Satisfaction Moods carpet range in the bedrooms, stairs, landing and sitting room. The kitchen, hallway, utility and ground floor cloakroom have engineered oak and the bathroom and en-suite, Ambience vinyl. Integrated appliances in the kitchen include a Bosch fridge-freezer, Bosch double oven, Induction hob, Luxair extractor unit, Bosch dishwasher and an Amica wine cooler. The cloakroom has an Instinct Escaria cabinet, a Vitra S20 toilet and a chrome towel rail. The bathroom provides an Instinct Rushmere bath, a Roper Rhodes Unity shower, Roper Rhodes Espada cabinets, a Vitra S20 toilet and a chrome towel rail. The en-suite has a Roper Rhodes Unity shower, Roper Rhodes Espada cabinets, a Vitra S20 toilet and a chrome towel rail.

#### Outside

The property has porcelain paving to the paths and patio and charcoal concrete block paving to the driveway. The rear and front gardens are turfed; there are two external lights to the front and two to the rear, a tap and electric power point. The garage has an electric opening door and a wiring for an electric car charger. There is Brindle concrete block paving to the access roadway.

#### Reservation procedure

A reservation fee of £2,000 will secure the property for a period of six months from receipt of contract papers. Contracts to be exchanged within the Reservation Period. The reservation fee will be automatically credited to the purchase price upon Completion. In the event of cancellation by the purchaser, an administration cost will be deducted from the amount.

**Local Authority:** Hinckley & Bosworth Council, **Tax Band:** Not yet confirmed.

**Tenure:** Freehold.

**Conservation Area:** No

**Services:** Offered to the market with all mains services and Air source heat pump heating.

**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

**Flooding issues in the last 5 years:** None our Clients are aware of.

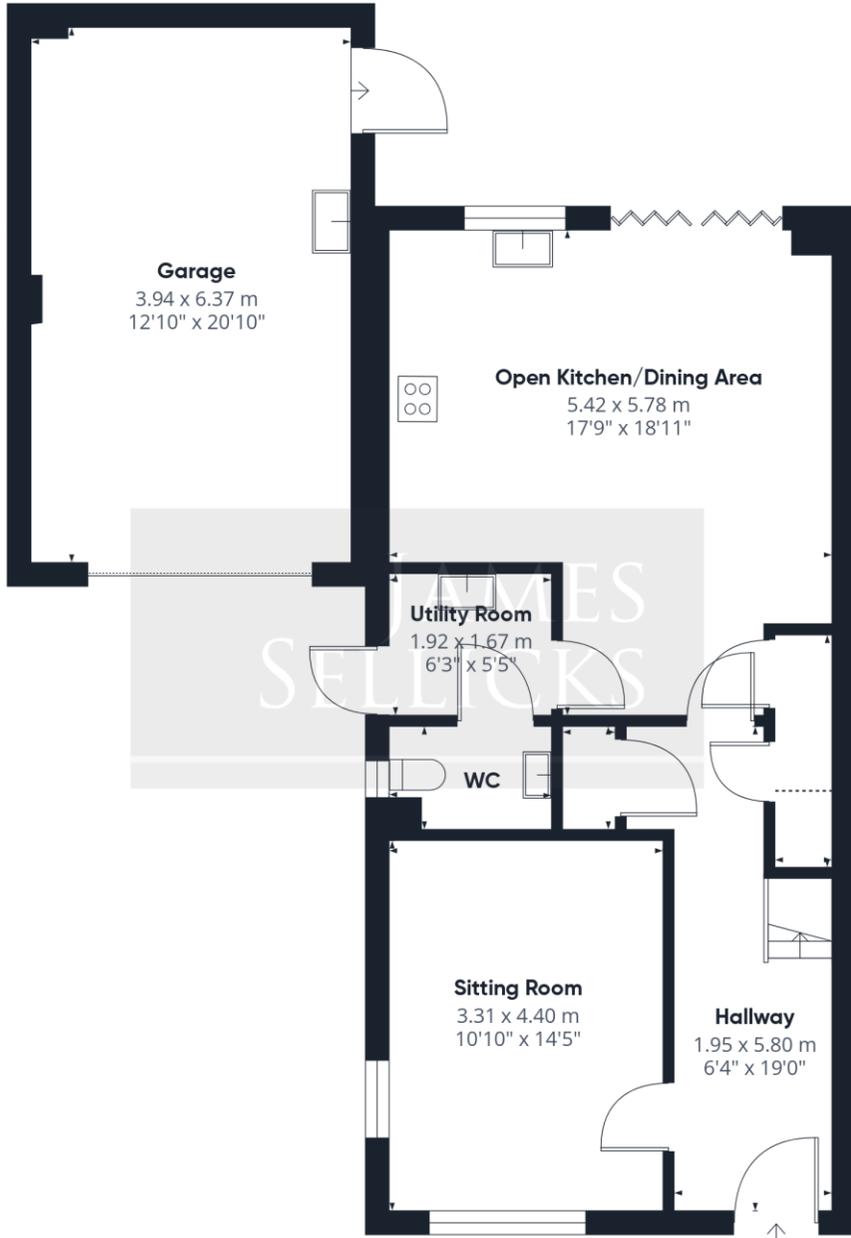
**Accessibility:** Two-storey property, no accessibility modifications made.

**Planning issues:** None our Clients are aware of.

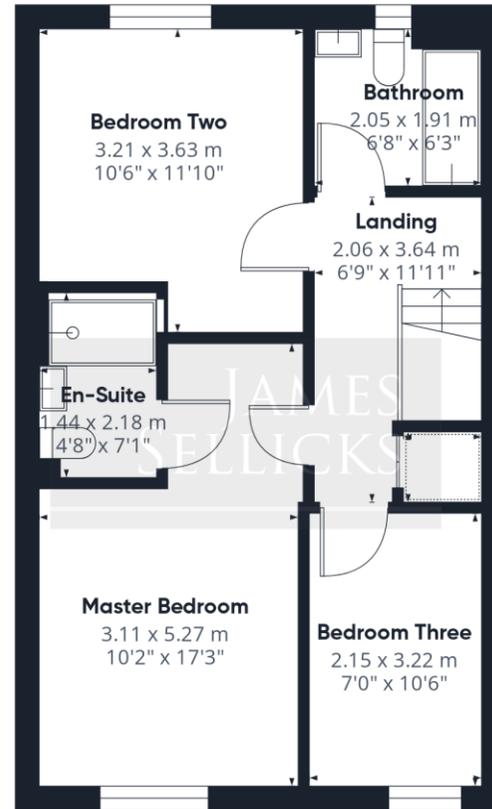








Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
129 m<sup>2</sup>  
1389 ft<sup>2</sup>

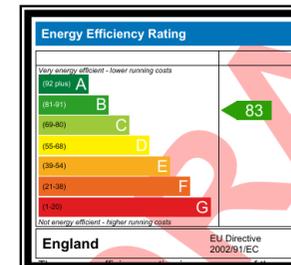
**Reduced headroom**  
0.6 m<sup>2</sup>  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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#### Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

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4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

