



33B Hinckley Road,
Dadlington,
CV13 6HU.



GENERAL

A stylish and well designed village house located on Hinckley Road in Dadlington. The property has been extended by the current owners and now boasts a sensational living kitchen to the rear of the property. The accommodation comprises entrance hall, spacious sitting room with log burner and glazed doors to the kitchen, a snug/home office, fabulous living kitchen, cloakroom and utility. On the first floor there are four double bedrooms and a family bathroom. The main bedroom is a great size with fitted wardrobes and en-suite shower room. Outside to the front there is a driveway and grassed area, to the rear is a well maintained rear garden overlooking fields.

LOCATION

Dadlington is a small village, in between Hinckley and Market Bosworth, with historic links to the Battle of Bosworth and is located just three miles from the market town of Market Bosworth. The popular school of Saint Martins Catholic Academy is within walking distance. The Ashby de La Zouch Canal runs through the village. The nearby town of Market Bosworth services a wide area and there is a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. There is a thriving community with a variety of sports clubs including rugby, football and bowls. There are excellent road links to the major A roads and motorways and rail links from Hinckley and Nuneaton.



THE HOUSE

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

ENTRANCE HALL

With hard wearing flooring, stairs rising to the first floor, understairs storage cupboard and doors off to the reception rooms.

LIVING KITCHEN

25'08 max 10'02 min x 25'04 max 15'09 min

A fabulous open plan living kitchen perfect for contemporary family life. An addition by the current owner this room offers the wow factor, there are triple sliding doors (fitted with electric blinds) directly to the garden and offer views to the countryside beyond. The kitchen area is fitted with grey base and wall cabinets with silestone working tops over and integrated two bowl sink and drainer. There is a generous range of integrated appliances by "AEG" including two ovens, microwave, induction hob, dishwasher, wine cooler and full size fridge and freezer.

SITTING ROOM

17'00 x 15'01

A spacious room the main feature being a fireplace housing a wood burning stove and glass doors opening into the kitchen area. Central heating radiator.

SNUG / HOME OFFICE

17'09 into window 10'02

A great additional living space, with box bay window to the front allowing in plenty of light and central heating radiator.

UTILITY ROOM

Fitted with matching units to the kitchen, there are both wall, base and larder units, central heating boiler, space for appliances and back door leading to the side passageway.

W.C

With suite comprising low flush lavatory and wash hand basin. There is a window to the side and central heating radiator.

STAIRS TO THE FIRST FLOOR

Stairs rise from the entrance hall to the first floor.

FIRST FLOOR LANDING

With doors off to the bedrooms and bathroom. Window to the front and central heating radiator.

BEDROOM ONE

14'10 to wardrobes 10'07

A great size room. With two windows overlooking the garden, fitted wardrobes with draw units and matching bedside tables, door to the en-suite and central heating radiator.

EN-SUITE

With white suite comprising glass shower enclosure, low flush lavatory and wash hand basin set in a vanity unit. There is a window to the side, chrome heated towel rail and useful storage cupboard.

BEDROOM TWO

14'02 x 8'06

With window to the rear and central heating radiator.

BEDROOM THREE

12'08 x 10'00

With window to the front and central heating radiator.

BEDROOM FOUR

13'00 x 8'05

With window to the front and central heating radiator.

FAMILY BATHROOM

With white suite comprising P shape panelled bath with glass screen and shower over, low flush lavatory and wash hand basin. There is a window to the side and chrome heated towel rail.

THE GARDEN

The rear garden has open countryside view. There is a patio directly to the rear of the house and the rest is laid to lawn with planted borders. To the bottom of the garden is a wooden decked area to enjoy the views on offer.

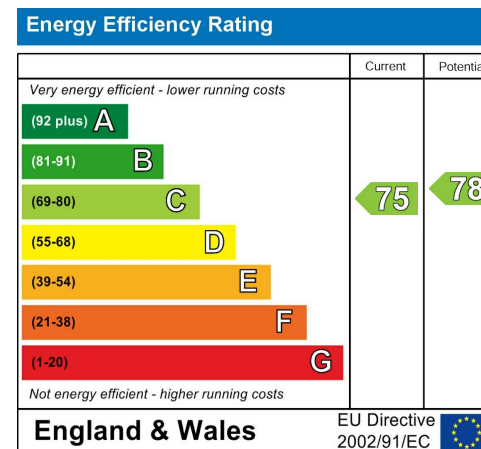
GARAGE

16'08 x 9'01

With up and over door to the front, power and lighting.

COUNCIL TAX

Hinckley & Bosworth - Band F









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