
5 Earl Howe Court Main Street,
Nailstone,
, CV13 0QB

£250,000

GENERAL

An exciting collection of four barn style properties and two contemporary cottages in an exceptional country setting. Arden Homes have created a superb and imaginative gated development of luxurious homes on the edge of Nailstone. Each property has its own unique character and incorporates the latest technologies including air source heat pumps and underfloor heating to the ground floors.

PLOT 5

A pretty contemporary cottage in secure gated development. It is unusual to find a small cottage which has been built to such an exceptional specification. There is underfloor heating throughout the ground floor, a traditional kitchen with quartz work surfaces and a luxurious bathroom. On the ground floor, there is a wonderful open plan living kitchen with bi fold doors opening from the sitting area into the garden. On the first floor there are two double bedrooms and a bathroom.







LOCATION
Nailstone is a highly regarded West Leicestershire village where amenities include a primary school rated as "Good" in its last Ofsted inspection. The nearby town of Market Bosworth has some fine restaurants, public houses and shops and the town is also home to the famous Dixie Grammar School. There is fast access to the motorway network via the M1, M42, M69 and the M6. East Midlands and Birmingham Airports are both within easy reach.

THE COTTAGE
The accommodation is arranged over two floors as follows. Lychgate style canopy porch with oak pillars and front door opening into entrance hall.

ENTRANCE HALL
Door to open plan living kitchen. Door to cloakroom.

CLOAKROOM
Low flush lavatory and wash hand basin.

OPEN PLAN LIVING KITCHEN
21'max x 12'1" red to 10'
A sensational open plan living space. The sitting area is flooded with light through the bifold doors that open onto the garden. There are stairs rising to the first floor. The kitchen area has been fitted with a traditional range of base and wall cabinets with polished quartz work surfaces and a breakfast bar. There is a generous range of integrated appliances including a "Neff" oven, "Neff"induction hob and "Neff" dishwasher. It should be noted that there is also an integrated washing machine.

ON THE FIRST FLOOR
Stairs rise from the living kitchen to the landing.

FIRST FLOOR LANDING
Opening off the landing are the two bedrooms and bathroom.

BEDROOM ONE
12'2" x 9'4"
A double bedroom with with central heating radiator.

BEDROOM TWO
11'6" x 9'
A double bedroom. Central heating radiator.

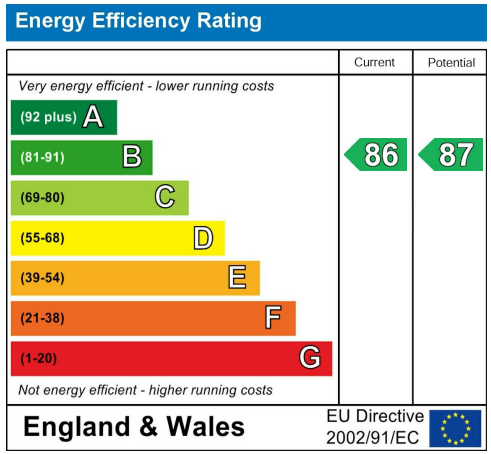
BATHROOM
A luxurious suite comprising a panelled bath with a rainfall shower and hand held shower heads over. There is a wash hand basin set in vanity unit, low flush lavatory and ladder style towel rail.

OUTSIDE
The cottage is approached along a shared drive through electronic sliding security gates and opens onto an attractive block paved drive, providing off road parking. Gated access to rear garden.

THE GARDEN
The garden has been landscaped. There is a patio adjoining the rear of the house with the remainder of the garden being lawned. A raised border runs along the rear boundary fence.

COUNCIL TAX BAND
TBC











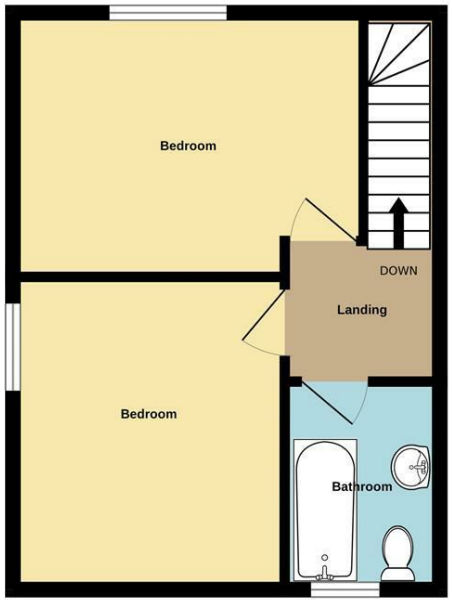




Ground Floor



1st Floor



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The Property Ombudsman

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