

Alexanders



Plot 2

Cadeby Court, Sutton Lane, Cadeby



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# Plot 2

## Cadeby Court, Sutton Lane, Cadeby

- New courtyard development
- Clever blend of traditionalism and modernity
- Four bedroom detached house
- Very special home of superb quality
- Kitchen with utility room
- Approx. gross internal floor area 1770 sq ft
- Garage and designated parking
- Highly regarded village location
- Conveniently close by to Market Bosworth

### General Description

Cadeby Court is a clever blend of traditionalism and modernity in nine stunning 4 and 5 bedroom properties. Set in a unique courtyard style, this is an extremely rare opportunity to acquire a very special new home on a sizeable plot.

The individual homes range from approx. 1700 square feet to 3570 square feet and all include garaging and designated parking. The quality of build in progress is exemplary with a real enthusiasm to the completed scheme apparent.

This one off development is ideally set on a 2.5 acre site, with an unspoilt rural backdrop being surrounded by open country. The central courtyard features an ornamental pond. This is a peaceful and tranquil environment.

The approach to the properties is just off Sutton Lane in the highly regarded west Leicestershire village of Cadeby. This village is conveniently placed just outside the thriving and historic Market Bosworth with local shops, pubs, cafes and restaurants.

There are a number of state and private schools nearby including the highly regarded Dixie Grammar School and Twycross House School. The cities of Leicester, Nuneaton, Coventry, Birmingham and Nottingham are all within commuting distance and there is a train to London Euston from Nuneaton (fast 59 mins).

We recommend early reservation and registration of your interest. Once committed the interior specification and finish can be handpicked to your individual requirements.

### Plot 2

Plot 2 is a detached house with hallway leading to kitchen with utility, sitting room, study and WC. The first floor landing gives access to four bedrooms, main with en suite shower room and a separate family bathroom. To the rear is a large garden and to the front is off road parking and access to a single garage.

### Enquire

To enquire, please contact the Market Bosworth sales team on 01455 291471.

### Further Information

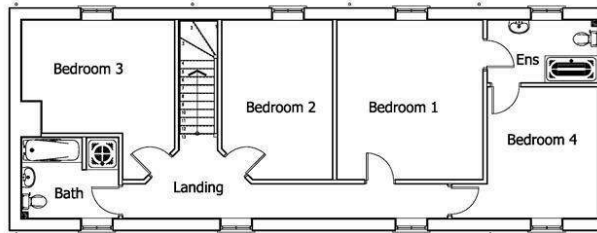
These current plans are subject to change. The images are artists impressions only and the final properties may look slightly different. Plot 9 is subject to planning.

### General Notes

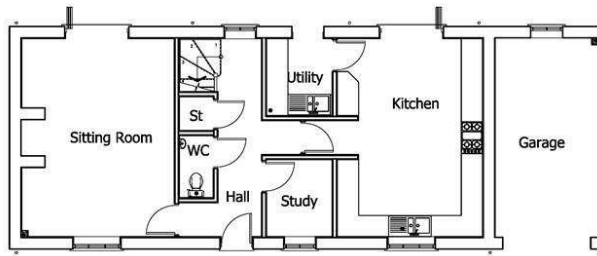
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.





First Floor Plan



Ground Floor Plan



*Viewing by appointment only*

**Alexanders**

23 Main Street  
Market Bosworth  
CV13 0JN

Telephone Sales: 01455 291471  
Email: [mbsales@alexanders-estates.com](mailto:mbsales@alexanders-estates.com)

### Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471  
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.

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