

Alexanders



Ivy Cottage

Main Street, Nailstone



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- Thoughtfully extended cottage
- Charming village of Nailstone
- Well lit airy and spacious interior
- Magnificent master bedroom suite
- Two additional double bedrooms
- Substantial lounge with feature open fire
- Established garden with lovely rear view
- Large driveway
- EPC rating E

General Description

Alexanders of Market Bosworth present to the market Ivy Cottage, a thoughtfully extended three bedroom cottage in the charming village of Nailstone. The village offers a traditional rural setting with excellent commuter links across the Midlands and beyond. There is a public house, primary school and further amenities are available in the surrounding villages of Barlestone and Market Bosworth. This is a unique opportunity to purchase a character property in a highly sought after area. Affording space and light throughout this characterful cottage offers a substantial lounge complete with feature open fire, kitchen diner with traditional hand painted units, Utility, WC and double garage to the ground floor with a magnificent master suite complete with dressing room and en suite, two further double bedrooms and a generous family bathroom to the first floor.

Viewing strictly by appointment only through the sole selling agent, Alexanders of Market Bosworth, 01455 291471.

Accommodation

Property is entered via external wooden porch through attractive UPVC wooden style door to hallway;

Hall

With original tile. with access to stairs to first floor and lounge.



Lounge

22' x 15'10 (6.71m x 4.83m)

Lounge in accessed via half glazed wooden door. This substantial room affords a wood floor running through with feature, period fireplace which draws focus and window to front elevation with French doors to rear garden. Two pendent lights with additional feature wall lights. Access through to kitchen diner to rear.

Kitchen/Diner

12'2 x 16' (3.71m x 4.88m)

A traditional cottage style kitchen complete with wooden, hand painted units to base and eye level with wooden worktop and white tiled splashback all complimented with a traditional terracotta floor tile, including functional Rayburn, double ceramic sink with chrome tap and space for dryer and dishwasher. Spot lights run throughout the room with window and door to rear garden, archway leads to utility and there is also access to secondary hall.

Utility

5'9 x 6'1 (1.75m x 1.85m)

Cream units to base and eye level with stone style worktop with space for washer and full height cloaks cupboard with window to rear.

Hall

Secondary hall with access to WC and double integrated garage.

WC

A white traditional suite with sink and WC with chrome fittings.

Landing

Access to bedroom one, two, three and family bathroom with access to loft.

Bedroom One

16'6 x 11'10 (5.03m x 3.61m)

Running entire width of property with access to balcony to rear affording stunning view across open countryside with spot lights running throughout and access via double glazed doors through to large dressing area (7'1 x 8'11 (2.16m x 2.72m)) with window to front elevation and access to master en suite.

Ensuite

7' x 2'7 (2.13m x 0.79m)

White suite with single thermostatic shower, pedestal sink and WC white full height tile to shower space with mosaic detail splashback to sink and chrome towel radiator.

Bedroom Two

11'3 x 13'2 (3.43m x 4.01m)

Positioned to the front of the property a generous double bedroom affords window to front elevation with single pendent light and built in storage over stair.

Bedroom Three

10'6 x 9'7 (3.20m x 2.92m)

Double bedroom to the rear with window overlooking garden and open countryside, single pendant light.

Bathroom

13'7 x 7'6 (4.14m x 2.29m)

Well proportioned family bathroom finished to a high standard with a mono chrome floor tile running throughout with a metro wall tile to bath complimented by wood cladding to remaining walls. Comprising of a white three-piece suite with chrome fittings with shower over bath and Velux window to rear.

Garage

Large double garage affords electric double roll door and personnel door to side elevation.

Outside Front

Large blockpaved driveway with feature established boarder to front with the quintessential white picket fence and access to side elevation.

Outside Rear

A red brick path runs the rear of the property leading to seating area with decking detail and established planted boarders. Mostly laid to lawn the garden is banked by wooden fencing with countryside views beyond. The garden also contains the original well to the property which has be now converted to a water feature with mains powered traditional water pump.

Tenure

Freehold.

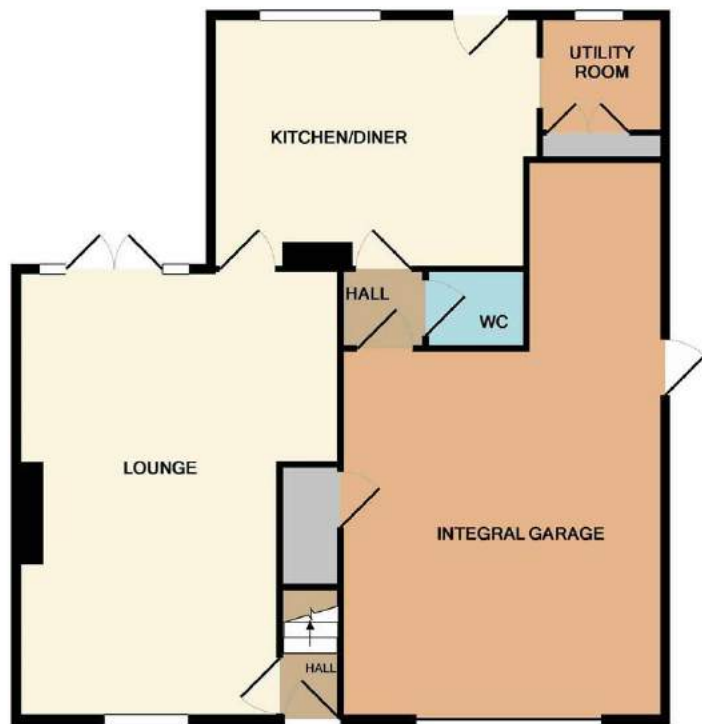
Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR (Tel: 01455 238141). Council Tax Band - D

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.





GROUND FLOOR
APPROX. FLOOR
AREA 954 SQ.FT.
(88.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 687 SQ.FT.
(63.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1641 SQ.FT. (152.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Viewing by appointment only

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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.

General Note - 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.