



Church Lane Cadeby

- Charming character property
- Sympathetically extended and remodelled
- Superb open-plan living kitchen
- Generous sitting room with barn doors
- 4/5 versatile and generous bedrooms
- Stunning four-piece family bathroom
- Private cobbled driveway and gates
- Private garden with paved terrace
- EPC Rating C / Council Tax Band E / Freehold

Alexanders are delighted to bring to the market this charming character property adjoining the village hall, nestled within the highly sought-after village of Cadeby, just outside Market Bosworth. The Stables has been sympathetically extended and thoughtfully remodelled during the current ownership, creating an exceptional blend of period character and contemporary living with high quality fixtures and fittings throughout.

At the heart of the home is a splendid open-plan living kitchen, designed as a wonderful space for both everyday life and entertaining, with bi-fold doors framing delightful views towards the neighbouring church. The versatile accommodation offers four/five bedrooms, two/three en-suites, three/four reception rooms and a beautifully appointed four-piece family bathroom, providing an impressive level of space and flexibility throughout.

Outside, the property enjoys a private and beautifully enclosed garden, with a paved entertaining terrace, established planting and a charming mix of original brick walling and mature greenery. Ideally positioned within the sought-after village of Cadeby, the property is just a short distance from Market Bosworth and offers excellent access to Leicester, Nuneaton and the wider Midlands.





Accommodation:

A full-height oak-framed glazed atrium leads to a striking and welcoming entrance hall, combining exposed brickwork with contemporary detailing, oak flooring and a feature staircase with oak handrail and sleek metal balustrade. A useful cloakroom is situated straight ahead, whilst a tiled hallway continues to the ground floor accommodation. To the rear of the property is the impressive and stylish open-plan living and dining kitchen, incorporating a stunning island and a variety of integrated appliances, including a full-height fridge and freezer, a dishwasher, a wine fridge and a double oven. Bi-fold doors open to the outdoor entertaining terrace. A well-designed separate utility room provides further storage and practicality, as well as a sink and space for a washing machine and tumble dryer. A generous sitting room with rustic sliding barn doors creates a cosy space for relaxing. There are two further reception rooms, one of which is currently utilised as an office, and one which has access to its own fully fitted shower room, offering the potential for a fifth bedroom, but would also serve well as a snug/family room/playroom.

To the first floor, the main bedroom benefits from its own dressing area and luxurious en suite shower room. The guest bedroom also enjoys its own en suite facilities, whilst the remaining two bedrooms are served by the beautifully appointed family bathroom.



Gardens and land:

Approached via a private cobbled driveway to ornate decorative automated vehicular gates, which are complemented by a matching pedestrian gate. The property is enclosed by attractive red brick walling with stone detailing, and a gravelled courtyard offers parking for multiple vehicles, an EV charger and access to the garage. To the rear, a smart paved entertaining terrace provides the perfect spot for outdoor entertaining and enjoys a high degree of privacy. A low-maintenance AstroTurf area continues to the bottom of the garden, and the delightful plot is enclosed partially by the traditional original brick wall and partially with established shrubs, trees and hedges.

Location:

Cadeby enjoys a quintessential village setting, whilst being conveniently positioned just a short distance from the highly regarded market town of Market Bosworth, where a comprehensive range of shops, cafés, restaurants, everyday amenities and leisure facilities can be found. The area is well served for schooling, with a selection of respected primary and secondary schools within easy reach, as well as independent schooling options nearby. Excellent road links provide straightforward access to Leicester, Nuneaton and the wider Midlands, including the M42 and M1.

Method of Sale:

The property is offered for sale by Private Treaty.

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.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band E.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.







Alexanders

Services:

The property is connected to mains electricity, water, and drainage.

Heating is provided by an oil-fired central heating system.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:

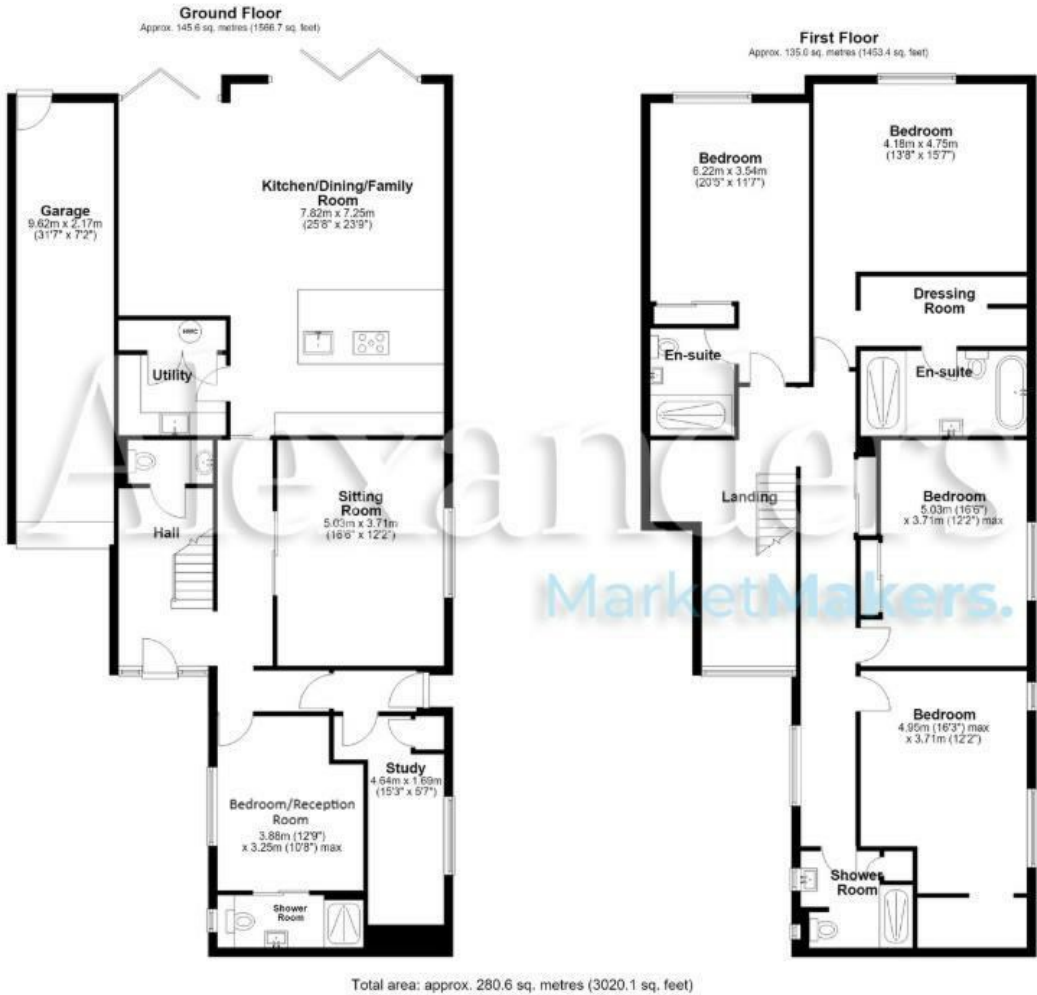
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		

