



2 Grange Road,  
Nailstone,  
CV13 0QW





£245,000

### GENERAL

A traditional 1930's three bedroom semi, located on the outskirts of the popular village of Nailstone. The property not only offers good-sized accommodation, occupying an extensive plot, it also enjoys stunning rural views to the front and semi-rural views to the rear. It is worth noting that the property was granted planning permission 12 years ago to extend, however, this has now lapsed. There are traditional features including Victorian style fireplaces and picture rails to some of the rooms. The dining kitchen is a cosy room located to the rear of the property, enjoying views of the rear garden. The sitting room offers a homely welcoming feel with expansive views to the front. There is some double glazing and off road parking for up to three cars.



## LOCATION

Nailstone is situated to the west of Leicester and 3 miles (5 km) north-east of Market Bosworth. The village has a primary school Dovebank, rated as Good' in its last Ofsted inspection. The nearby town of Market Bosworth has some fine restaurants, public houses and shops. Nailstone benefits from convenient access to the motorway network via the M1, M42, M69 and M6. East Midlands and Birmingham Airports are both within easy reach.

## THE HOUSE

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

## RECEPTION HALL

Central heating radiator. Door to sitting room.

## SITTING ROOM

12'10" x 11'10" into bay

Having wonderful views over the fields to the front, feature wood burning stove with rustic timber surround, coving to ceiling, double radiator and balustrade stairs rise to the first floor landing.

## DINING KITCHEN

12'10" x 12'1"

There are an excellent range of base and wall units incorporating a stainless steel inset sink and drainer unit with mixer tap over, space and plumbing for a dishwasher, an integrated double eye level electric oven housing a grill facility, four ring gas hob with extractor above, an excellent store cupboard, double radiator, inset ceiling spotlights, wood effect flooring and door to rear garden.

## ON THE FIRST FLOOR

Stairs rise from the sitting room to the first floor landing.

## FIRST FLOOR LANDING

A good sized landing with doors to the bedrooms and family bathroom.

## BEDROOM ONE

11'7" x 10'2"

Having stunning views over the fields to front, picture rail and double radiator.

## BEDROOM TWO

12'10" x 8'2"

Located to the rear of the property. Central heating radiator (latter measurement narrowing to 6'2")

## BEDROOM THREE

9'6" x 7'2"

Located to the rear of the property. Central heating radiator. (latter measurement narrowing to 5'3").

## BATHROOM

A contemporary suite comprising a panel enclosed bath with shower over and screen, wash hand basin in vanity unit, low flush lavatory, tiling to splashback areas, ceramic tiled floor, central heating radiator and inset ceiling spotlights.

## OUTSIDE TO THE FRONT

A five bar gate opens onto the stone driveway providing off road parking for a minimum of three cars. There is a lawned front garden, post and rail fencing and gated access to the rear garden.

## OUTSIDE TO THE REAR

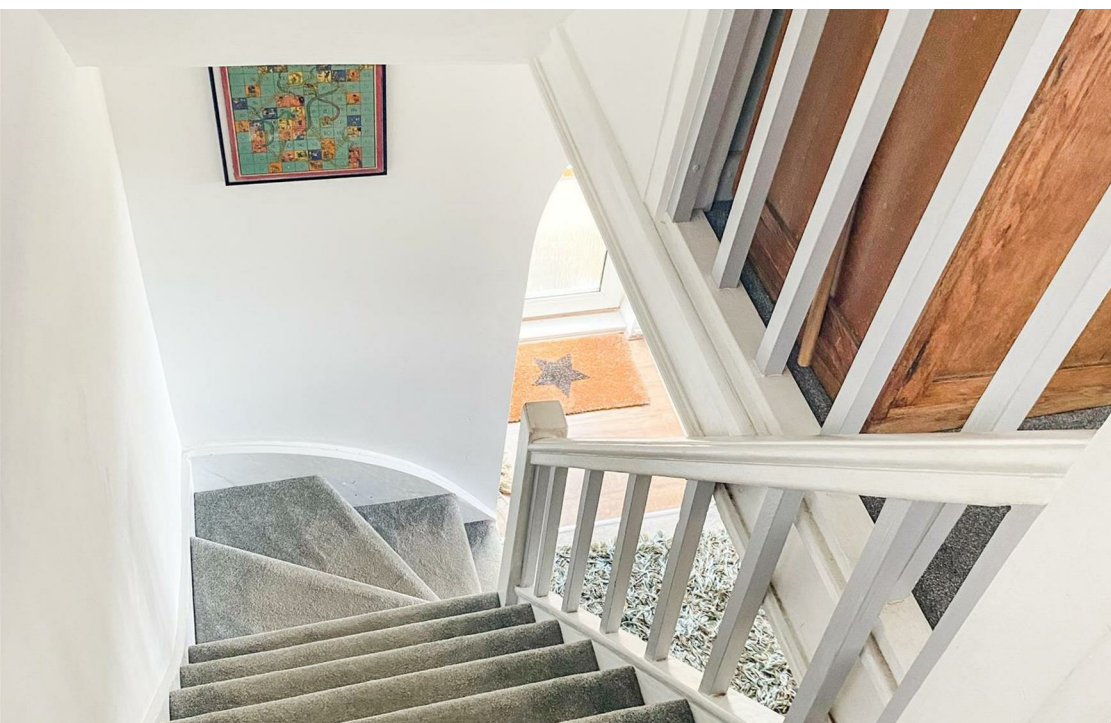
There is a small patio area to the rear of the property and a further slabbed area ideal for outdoor dining There is a gravelled area leading up to a lawned section of garden which has a small pond and raised vegetable bed. Useful storage shed and timber shed.

## COUNCIL TAX BAND

Hinckley and Bosworth Tax Band B.



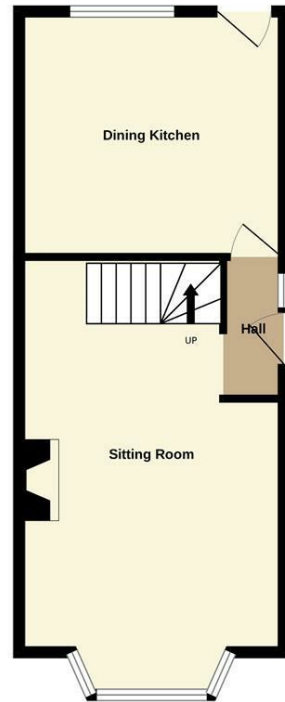
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



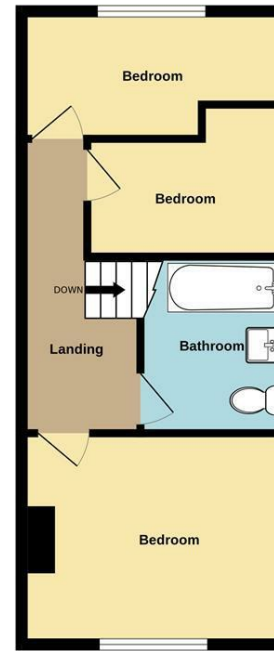




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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