

JAMES SELICKS

PLOT 5 THE HAWTHORNES

OFF DOVECOT CLOSE
CONGERSTONE, NUNEATON,

GUIDE PRICE: £495,000



A stunning, newbuild semi-detached family home offering three bedrooms, two bathrooms and a superb living dining kitchen, approaching 1,500 square feet of stylish accommodation with a garage, in a fantastic village location.

Hall • WC • sitting room • utility room • dining kitchen • master bedroom • en- suite • two further bedrooms • bathroom • landscaped frontage • driveway • garage • landscaped rear gardens • burglar alarm • 10 year NHBC certificate • SAP EPC - B

Location

Regarded as a highly desirable place to live, the village of Congerstone offers a primary school, restaurant and public house and is close to the Ashby Canal providing pleasant walks. The historic town of Market Bosworth is located just south, with a wider range of shopping and a choice of private and state schooling, and Ashby de la Zouch to the North providing a more comprehensive range of amenities. A perfect location for the commuter, with excellent access to the M42, M1, Birmingham, Leicester and Coventry.

Specification (Subject to availability, may be substituted for alternatives of the same quality)

Heating will be via airtsource heat pump with underfloor heating to the ground floor and radiators to the first floor. Flooring will be from the Satisfaction Moods carpet range in the bedrooms, stairs, landing and sitting room. The kitchen, hallway, utility and ground floor cloakroom will be engineered oak and the bathroom and en-suite, Ambience vinyl. Integrated appliances in the kitchen will include a Bosch fridge-freezer, Bosch double oven, Induction hob, Luxair extractor unit, Bosch dishwasher and an Amica wine cooler. The cloakroom will have an Instinct Escaria cabinet, a Vitra S20 toilet and a chrome towel rail. The bathroom will have an Instinct Rushmere bath, a Roper Rhodes Unity shower, Roper Rhodes Espada cabinets, a Vitra S20 toilet and a chrome towel rail. The en-suite will have a Roper Rhodes Unity shower, Roper Rhodes Espada cabinets, a Vitra S20 toilet and a chrome towel rail.

Outside

The property has porcelain paving to the paths and patio and charcoal concrete block paving to the driveway. The rear and front gardens are turfed; there are two external lights to the front and two to the rear, a tap and electric power point. The garage has an electric opening door and a wiring for an electric car charger. There is Brindle concrete block paving to the access roadway.

Reservation procedure

A reservation fee of £2,000 will secure the property for a period of six months from receipt of contract papers. Contracts to be exchanged within the Reservation Period. The reservation fee will be automatically credited to the purchase price upon Completion. In the event of cancellation by the purchaser, an administration cost will be deducted from the amount.

Local Authority: Hinckley & Bosworth Council, **Tax Band:** tbc

Tenure: Freehold.

Conservation Area: No

Services: Offered to the market with all mains services and Air source heat pump heating.

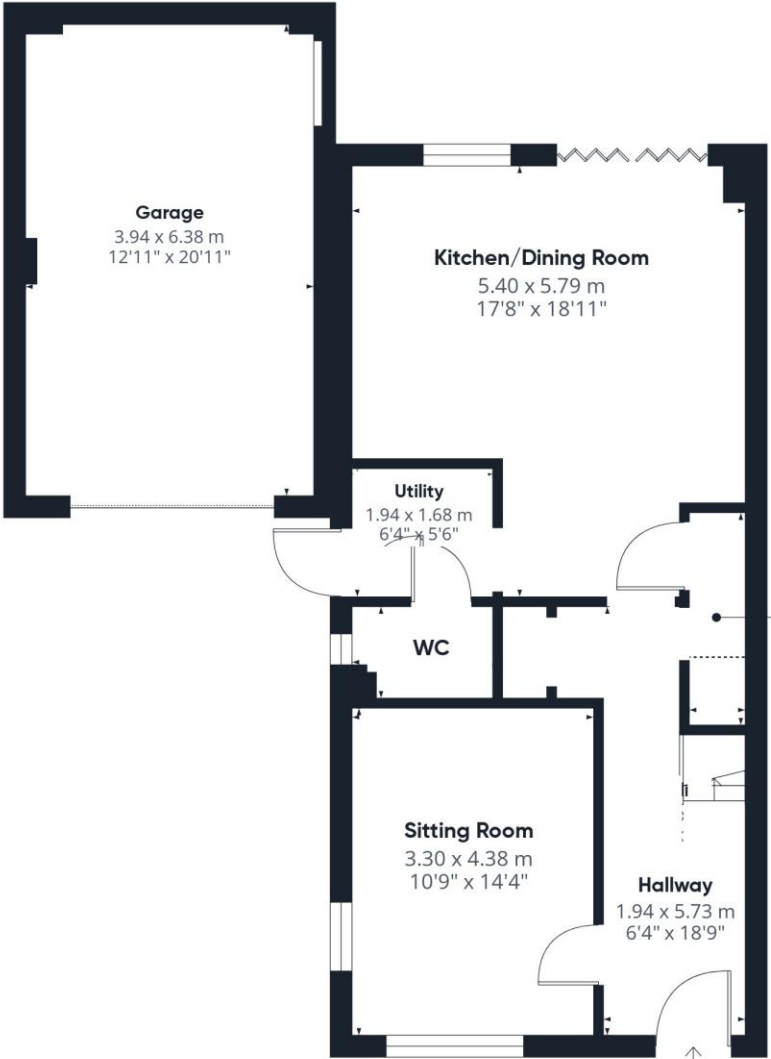
Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Two-storey property, no accessibility modifications made.

Planning issues: None our Clients are aware of.





Approximate total area^m

127.9 m²
1378 ft²

Reduced headroom

0.7 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS
2018 standard. Measurements are

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Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

