



3 Blacksmiths Lane,  
Sutton Cheney,  
CV13 0AP



£360,000

### GENERAL

A fantastic semi-detached home in a wonderful village location. The house is located on a quiet lane and offers excellent frontage along with a great size rear garden overlooking the countryside. The accommodation briefly included on the ground floor - entrance hall, sitting room with bay window, dining room, kitchen and utility room / passageway with storage and W.C. To the first floor there are three bedrooms and a family bathroom. Outside the house has generous front and rear gardens. There is parking on the lane in front of the property.

### LOCATION

The property is located in the historic and unspoilt village of Sutton Cheney. It is reputed that Richard III prayed in the Church on the night before the Battle of Bosworth. Although Sutton Cheney is a relatively small village, there are two public houses and a cafe at Sutton Cheney wharf overlooking the Ashby canal. The village is located on the edge of the historic battlefield and there are some lovely walks through the battlefield and down to the heritage railway line. Sutton Cheney lies to the South of Market Bosworth where there is an interesting range of shops and restaurants overlooking the Market Place. There are extensive amenities in Market Bosworth, including a High School and a Primary School.



## THE HOUSE

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

## ENTRANCE HALL

With tiled flooring, window to the side, stairs rising to the first floor and central heating radiator.

## SITTING ROOM

11'11 x 11'09

A lovely light and airy room with fireplace housing a wood burning stove. There is a bay window to the front, carpeted flooring and central heating radiator.

## DINING ROOM

10'05 x 8'05

With patio doors overlooking the garden, carpeted flooring and central heating radiator.

## KITCHEN

11'04 x 9'09

The kitchen is fitted with a range of grey country style base and wall units with wood effect work surfaces over and inset stainless steel sink with drainer. There are integrated appliances to include Neff single electric oven, Neff four ring induction hob with extractor over, Beko dishwasher and space for under counter appliance. There is a window overlooking the garden and back door to the utility area. There is also a useful understairs storage cupboard being used as a pantry.

## UTILITY ROOM / PASSAGEWAY

19'07 x 9'02 max

A great addition to the side of the house created by the current owners, they have made this area into a useful room and it now houses wall and base units for storage, stainless steel sink and space for appliances. There is a storage cupboard and W.C. There are tiles to the floor, central heating radiator, Worcester oil boiler and UPVC doors to the front and rear.

## W.C

With low flush lavatory and wash hand basin set in a vanity unit. Window to the rear and central heating radiator.

## STAIRS TO THE FIRST FLOOR

Stairs rise from the entrance hall to the first floor landing.

## FIRST FLOOR LANDING

With doors off to the bedrooms and bathroom. Attic hatch leading to partially boarded attic with pull down ladder. The landing area has a nice space for storage and window to the side.

## BEDROOM ONE

12'04 x 10'11

With window to the front enjoying the open countryside views, carpeted flooring and central heating radiator.

## BEDROOM TWO

10'11 x 9'11

With window to the rear, useful storage cupboard, carpeted flooring and central heating radiator.

## BEDROOM THREE

9'11 x 7'04

With window to the front, useful over stairs storage cupboard and central heating radiator.

## BATHROOM

With white suite comprising P shape bath with glass screen and shower over, sink set in a vanity unit and low flush lavatory. There is a window to the rear and chrome heated towel rail.

## OUTSIDE

The property has both front and rear gardens. To the front there is a paved pathway leading to the front garden accessed to the side of No.1 Blacksmith Lane. There is also access from the lane itself via some steps from the parking area.

## GARDEN

The main garden is to the rear and is a generous size, overlooking the fields beyond. It is well-established with mature trees, planted borders and a paved pathway leading to a seating area and timber shed. The garden also includes raised beds and a greenhouse, offering excellent space for gardening and outdoor relaxation.

## COUNCIL TAX

Hinckley & Bosworth - Band C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	68
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

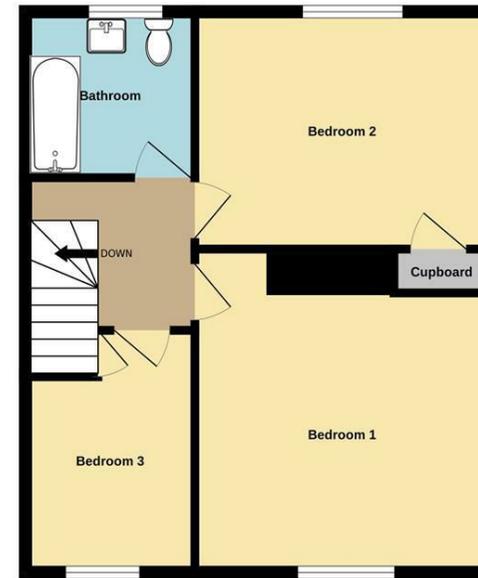




Ground Floor



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.  
Made with Metropix ©2026



**Important Notice:** Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF  
Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS  
Sales: **0116 2796543**

foxcountryproperties.co.uk