

Church Lane

Cadeby, CV13 0AT

John 
German






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£435,000



Exciting opportunity to create you very own dream home set within this highly regarded village. Planning permission is in place to extend and create a bespoke contemporary home which would offer 4/5 bedrooms, 3 bathrooms, large open plan living/dining kitchen with vaulted ceiling, utility, double garage and large garden cabin.

This is an amazing chance for a discerning buyer to create a wonderful stylish and stunning home after extending and building upon the existing bungalow. When complete it would offer a spacious feature entrance hallway with a double height ceiling, a bank of oak cupboards offering excellent storage, and a useful guest's cloakroom leads off.

The living space is a large zoned 47m² room and is a wonderful heart to the home, perfect for entertaining and family life. The kitchen and dining area has a part vaulted ceiling with inset skylights and bi folding doors which lead you out into the gardens. The family sitting area has a log burner at its focal point and a second set of patio doors leading to outside.

The useful utility room has a door to the rear and is an ideal boot room entrance with your dog after a country walk in the surrounding fields.

Arranged over two floors you will find four/five bedrooms with three en suite bathrooms (one jack and jill) and the master suite also has the further benefit of a walk in dressing area. Bedroom five could easily double as an additional reception room/snug/study.

Outside - The gardens wrap around the property and the planning allows for the erection of a double garage with garden store and stair access to a storage room above which would make an excellent home office or hobby space. A large 7m x 4m garden cabin is just the icing on the cake which features shower/WC facilities and provides a very useful additional space for the family and summer barbecues, or equally would make an excellent home office, guest accommodation or garden retreat.

Location - The property has a lovely outlook towards the All Saints village church and lies upon a mature garden plot of circa 0.18 acres.

The highly desirable Conservation village of Cadby is a picturesque place to live and is less than two miles from the lovely thriving market town of Market Bosworth. It is home to one of the areas leading private schools, The Dixie Grammar alongside the historic Market Bosworth Hall Hotel with its large country park, the town has a range of bars, restaurants and boutique shops. Excellent road and rail links (Nuneaton) make the cities of Birmingham, Leicester and London very accessible for the commuter.

Agents Note - Planning permission was granted on 11 July 2022, ref 22/00673/HOU by Hinckley and Bosworth Borough Council for a single storey rear extension, first floor extension, alterations to dwelling house and the construction of a two storey detached double garage/store, detached cabin/garden room and landscaping. Subject to various conditions as contained within the permission notice.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Oil fired central heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.hinckley-bosworth.gov.uk

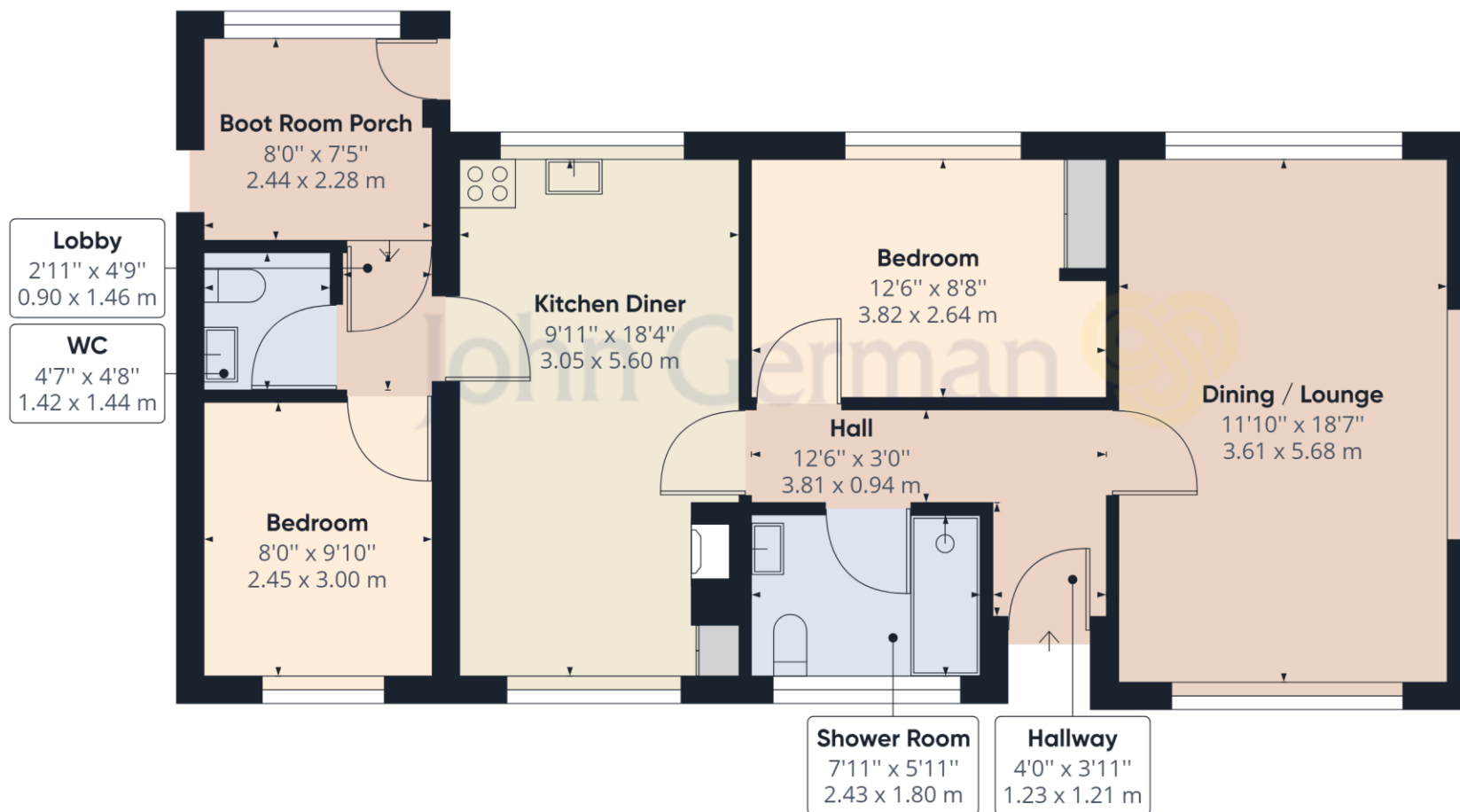
Our Ref: JGA/18012023

Local Authority/Tax Band: Hinckley and Bosworth Borough Council / Tax Band D





FOR GUIDANCE ONLY



Approximate total area⁽¹⁾

817.04 ft²

75.91 m²

(1) Excluding balconies and terraces

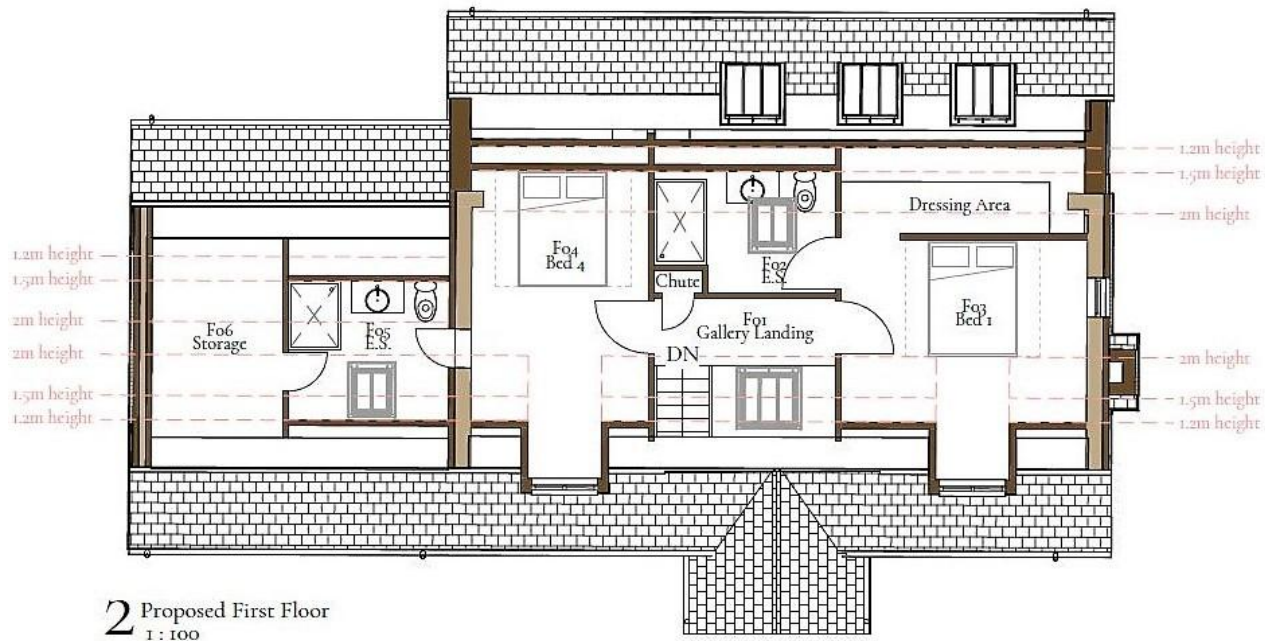
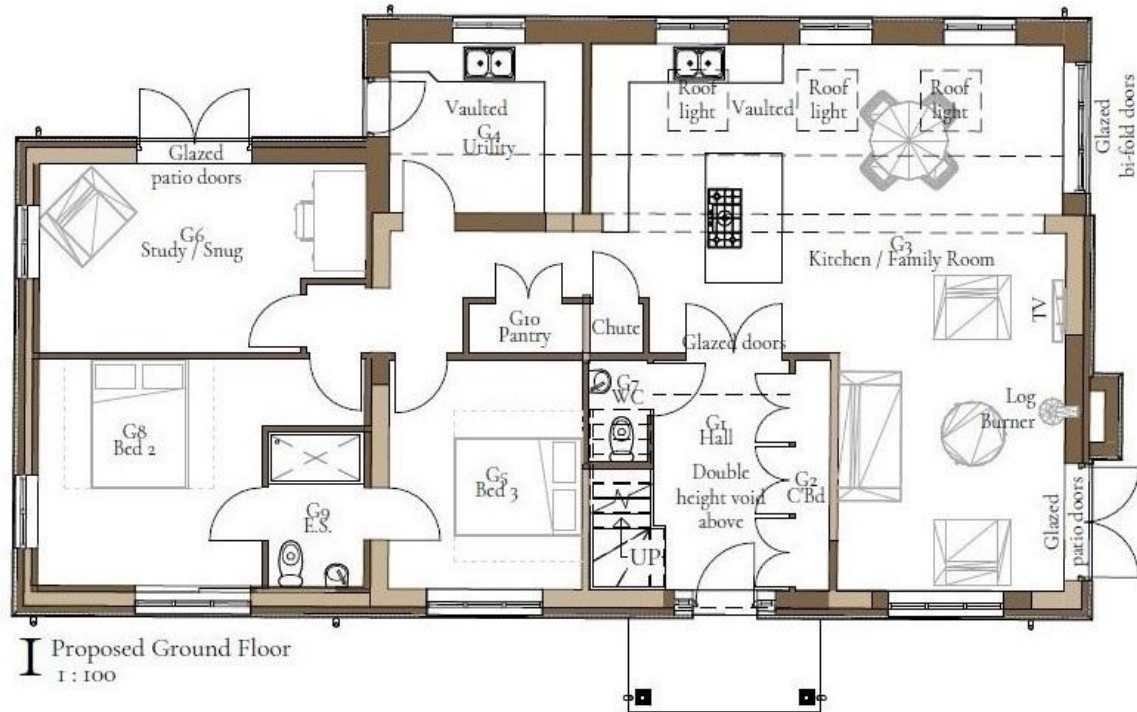
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



I North Facing Elevation
1 : 100

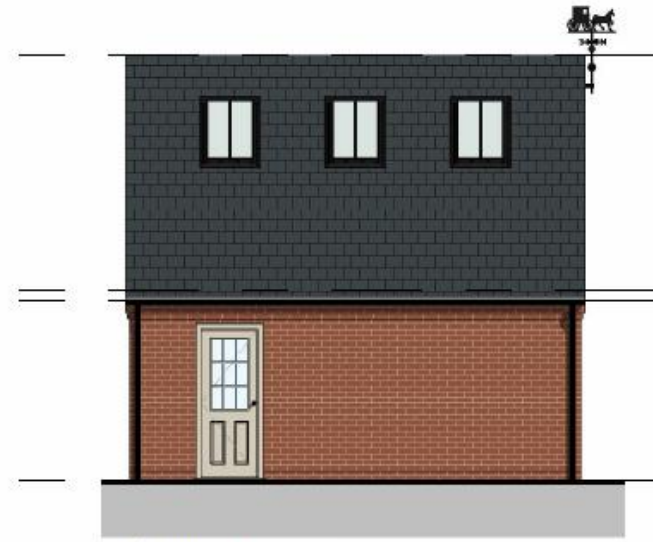
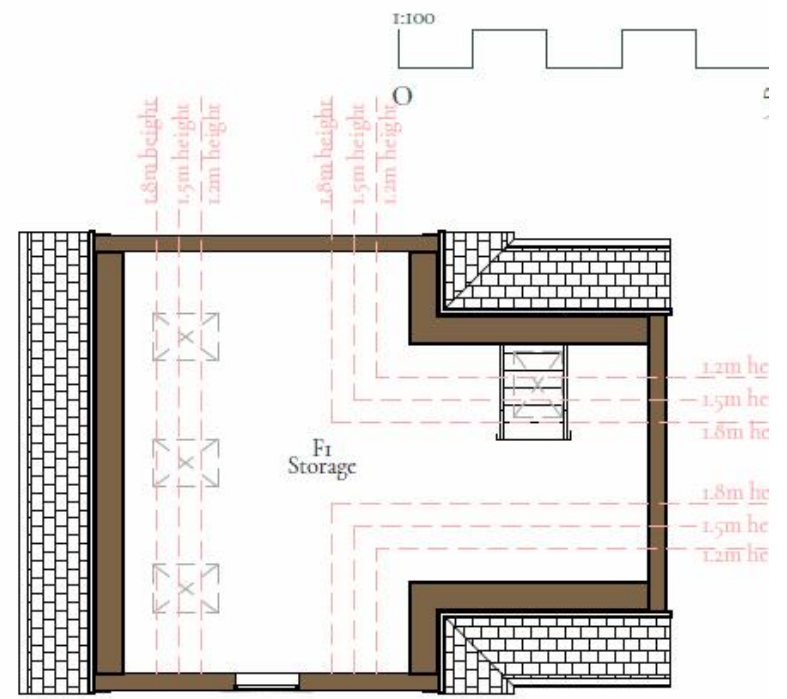
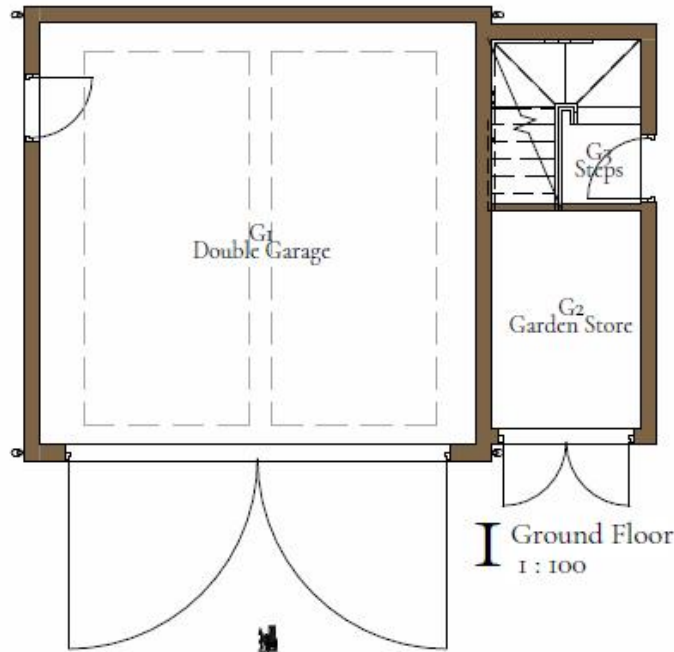


I South Facing Elevation
1 : 100



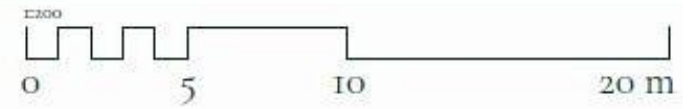
LITTLE END

proposed garage plans



LITTLE END

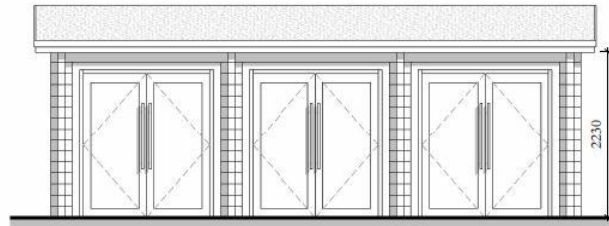
proposed site plan



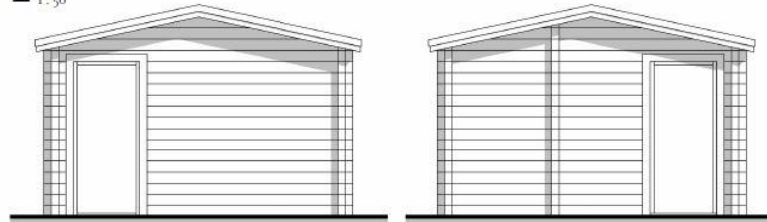
I Proposed Site
1 : 200

LITTLE END

proposed cabin plans & elevations

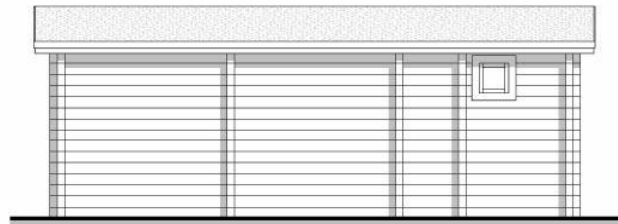


2 Front Elevation
1:50

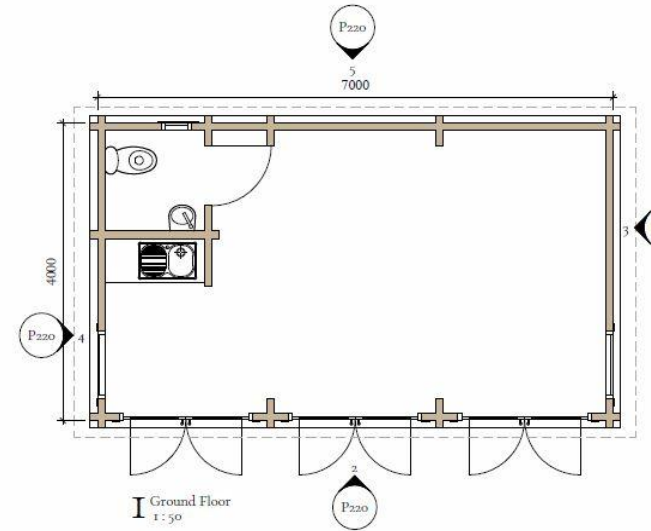


3 Side Elevation 1
1:50

4 Side Elevation 2
1:50



5 Rear Elevation
1:50



1 Ground Floor
1:50

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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