



Whitecroft, 1 The Green, Dadlington, CV13 6JB  
£700,000

wards  
Residential



Freehold. NO CHAIN. Whitecroft is an impressive four bedroom detached residence which occupies an elevated position in the heart of the enviable village of Dadlington, in an idyllic situation between the village green and the Church of St. James the Greater. The architect designed home has been in the same family since construction and offers extensive accommodation in close proximity to open countryside and the famed site of the Battle of Bosworth. The accommodation briefly comprises the following: Ground Floor: Porch, Reception Hall, WC, Dining Room, Kitchen, Utility Room, Lounge and tandem Garage. First Floor: four Bedrooms, Jack and Jill Ensuite and Master with Ensuite. Externally, the property occupies a superb position in the village with sizeable front and rear gardens and an attractive outbuilding. The property benefits from vehicular access from both The Green and Main Street. Prospective purchasers should note that the property is in a shell condition and will require completion of the ongoing refurbishment works in order to become habitable. Majority UPVC double glazing and gas fired central heating.

### **Porch**

**0.74 x 1.78 Metres**

With composite front door and UPVC double glazed side windows.

### **WC**

**0.78 x 1.72 Metres**

With two piece suite comprising corner sink and low flush WC. Feature circular double glazed window to the front elevation.

### **Reception Hall**

**2.82 x 3.78 Metres**

With understairs cupboard, feature staircase with wooden balustrade and timber glazed door to the Porch.



## Dining Room

3.76 x 5.81 Metres

With attractive cast iron effect fireplace on marble hearth with marble surround and UPVC double glazed window to the front elevation.

## Kitchen

2.69 x 8.31 Metres

Fitted with a range of white base and wall units with granite effect working surfaces over and double Belfast sink. Freestanding Kensington 5 ring cooker. Integrated appliances include a Beko dishwasher. Terracotta tiled flooring, UPVC double glazed windows to the rear elevation and composite rear door.

## Utility Room

2.71 x 2.05 Metres

With UPVC double glazed window to the rear.

## Lounge

6.55 x 4.4 Metres

With feature brick inglenook fireplace with timber beam over. Large timber double glazed window to the front elevation, timber window to the side elevation and UPVC double glazed French doors with side windows to the rear elevation.







### **Landing**

With feature UPVC double glazed 'eyebrow' window to the front elevation, with panoramic views over the village.

### **Master Bedroom**

6.24 x 3.81 Metres

With UPVC double glazed windows to the side and rear elevations.

### **Ensuite**

2.14 x 2.02 Metres

Fitted with a three piece white suite comprising pedestal sink, low flush WC and shower in a shower cubicle. Worcester gas fired central heating boiler. Black tiled flooring and contrast black and white wall panelling. UPVC double glazed windows to the side elevation.

### **Bedroom 2**

3.58 x 4.48 Metres

With UPVC double glazed window to the side elevation.

### **Bedroom 3**

3.01 x 2.87 Metres

With UPVC double glazed window to the rear elevation.

### **Bedroom 4**

3.02 x 2.69 Metres

With UPVC double glazed window to the rear elevation.

### **Ensuite**

2.43 x 4.56 Metres

In shell condition with two UPVC double glazed windows to the rear elevation. Could be split to provide an Ensuite each to Bedrooms 2 and 3.





## Garage

9.64 x 3.63 Metres

With two sectional up and over doors to the front and rear elevation, power, lighting and a pedestrian door to the side elevation.

## Outside

The property occupies an elevated position within the village and to the front elevation, there is a sweeping tarmac driveway with turning head emanating from Main Street leading to the property. There are extensive front gardens which are enclosed by brick walling, with an attractive paved path leading to the front door.

To the rear, the charming gardens are a superb feature of the property. The gardens are predominantly laid to lawn with attractive shrubbery borders and a paved patio area with awning adjacent to the rear of the property. There is an alluring multi-tier pond area and attractive Outbuilding (approx. 155 sq ft) within the plot. The property has rear vehicular access from The Green, with double gates enclosing the block paved driveway from the road. The whole gardens are enclosed by timber fencing and benefit from pedestrian access from the front elevation.

**EPC Rating - E(43)**

**Council Tax Band - F**

**Call 01455 251771 to make an appointment to view this property**

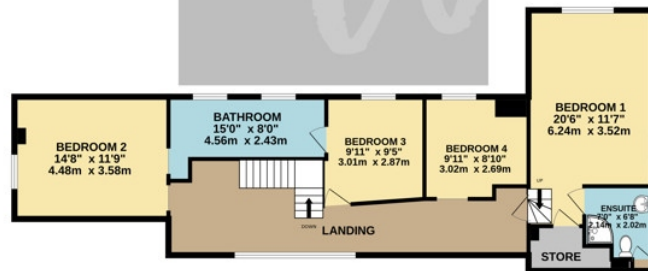




GROUND FLOOR  
1386 sq.ft. (128.8 sq.m.) approx.



wards  
1ST FLOOR  
988 sq.ft. (91.8 sq.m.) approx.  
Chartered Surveyors



TOTAL FLOOR AREA: 2374 sq ft. (220.6 sq.m.) approx.  
While 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 not be relied on 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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