



2 Priory Road,
Market Bosworth,
Warwickshire, CV13 0PB





MEMORIES
THE ORATORY @ JAMES
TOGETHER @ BABONES
NO 1 - RACKHAMS
THE BURLINGTON
LIDO @ SAVIO ITALY
PRECIOUS MOMENTS
CORNWALL
CHRISTMAS @ ST GREGS
PROUD TIMES
GOOD FOOD WINE & FRIENDS
CRUISING



ROBED @ LUNCH
GRILL SMOKE BBQ
Rachel Allen Home Cooking
LONDON RAMSAY'S Appetite
SIMPLY RAYMOND



£435,000

GENERAL

An exceptional heavily extended semi detached house in prime Market Bosworth location. Priory Road is a lovely cul de sac on the edge of Market Bosworth. The present owners bought the house over 40 years ago and over that time, have extended and upgraded it with considerable style over the years. There are fashionable oak veneered doors throughout the house and 'Hillarys' craftwood shutters in the sitting room and bathroom. The accommodation, which flows really well, briefly includes on the ground floor a sitting room, which opens into a snug which has French doors onto the garden and then flows into the dining room. There is a superb kitchen with high quality appliances and polished quartz work surfaces, a cloakroom and utility. On the first floor, there are three bedrooms and a luxurious bath / shower room. On the second floor there are two further double bedrooms. Outside there are pretty well established gardens. There is gas central heating provided by a "Worcester Bosch" boiler with hive active digital control system.....



LOCATION

Market Bosworth is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and is locally considered to be one of the most desirable locations to live. There is a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. The town is home to one of the area's leading private schools, The Dixie Grammar, and there is also a High School rated by OFSTED as "outstanding" and Primary School. There is a thriving community with a variety of sports clubs including rugby, football and bowls.

THE HOUSE

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

ENTRANCE HALL

With an Amtico finish to floor, stairs rising to first floor, vertical radiator and doors to the reception rooms.

SITTING ROOM

15'7" x 12'3"

An elegant room with a coal effect gas fire, coving to ceiling, central heating radiator and opening into the snug.

CLOAKROOM

Wash hand basin set in vanity unit, double flush lavatory, chrome ladder style towel rail.

SNUG

9' x 8'8"

With French doors opening onto the garden, coving to ceiling, central heating radiator and opens into the dining room.

DINING ROOM

10'6" x 9'10"

Overlooking the garden. Coving to ceiling, useful understairs storage cupboard. Central heating radiator. Door to kitchen.

BREAKFAST KITCHEN

22' x 7'9"

A wonderful space with half vaulted ceiling at one end. There is an extensive range of 'Langton' solid timber painted base and wall cabinets by 'Burbidge of Coventry' with a combination of polished quartz and heavy timber work surfaces. The integrated appliances include a "Neff" single oven together with "Neff" multi function oven with microwave, a five ring gas hob by "Neff", a "Neff" dishwasher and a wine fridge by "Innocenti". There is space for a larger fridge, space and plumbing for a washing machine, wine racking and Amtico finish to the floor. Back door to garden.

UTILITY ROOM

7'8" x 5'

Base unit beneath which there is space and a vent for a tumble dryer, Amtico finish to the floor.

ON THE FIRST FLOOR

A staircase rises from the entrance hall to the first floor landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms.

BEDROOM ONE

12' x 11'9"

The principal bedroom is fitted with a comprehensive range of wardrobes with matching bedside tables by "Hammonds". Central heating radiator.

BEDROOM TWO

10'7" x 8'7"

Overlooking the garden, fitted wardrobe and central heating radiator.

BEDROOM FIVE/HOME OFFICE

11'4" x 8'4"

Used by the current owners as a home office. Wood effect floor and sliding wardrobes along the back wall. Central heating radiator.

SHOWER / BATHROOM

The shower/bathroom is in two distinct sections. Panelled bath with shower fixture, low flush lavatory, large walk in shower enclosure with a 'Aqualisa' smart digital shower system with rainfall and adjustable shower heads, chrome ladder style towel rail. Wash hand basin set in vanity unit with mirrored cabinet over with surround lights complete with an internal electric toothbrush/shaver point. There is pretty contemporary tiling to the floor and splash backs.

ON THE SECOND FLOOR

Stairs rise from the first floor landing to the second floor landing.

SECOND FLOOR LANDING

Opening off the landing are doors to the two remaining bedrooms.

BEDROOM THREE

15'5" x 13'8"

A double bedroom overlooking garden. Central heating radiator. (Second measurement is 11'7" measured to 13'8" eaves height).

BEDROOM FOUR

13'3" x 8'3"

Overlooking garden. Central heating radiator. (12' measured to 5' eaves height).

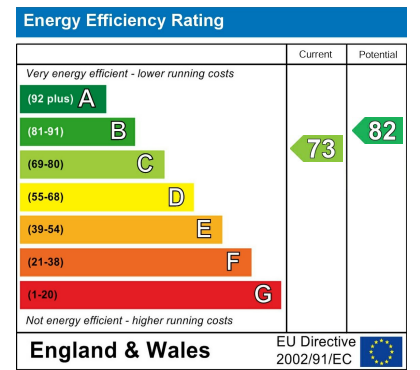
OUTSIDE

To the front of the house there is an extensive parking area.

THE MAIN GARDEN

The main garden is to the rear. There is a patio adjoining the house with steps up to the lawn. Heavily stocked flower and herbaceous borders run along the boundaries. In the corner of the garden is a raised deck, a perfect space for barbecuing and entertaining. A garden shed is also included in the sale.













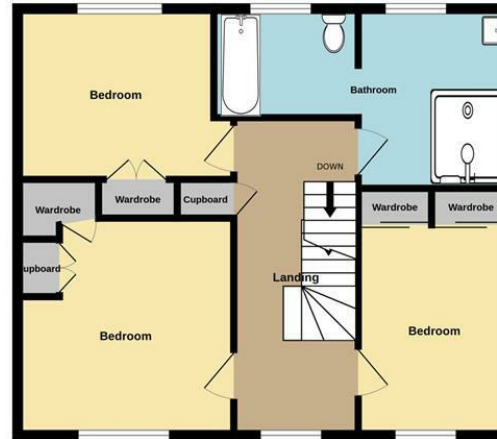




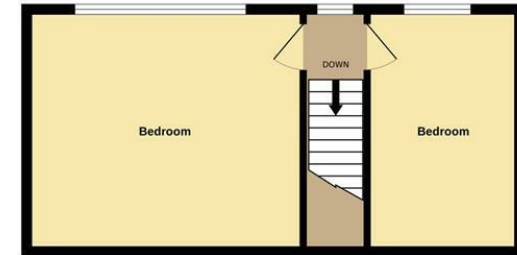
Ground Floor



1st Floor



2nd 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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