



111 Station Road,  
Market Bosworth,  
Warwickshire, CV13 0NR





£850,000

#### GENERAL

An impressive traditional house with a clever mixture of contemporary and traditional living spaces. The house is in an exceptional location just a short walk from the Square and all three schools in the town. The accommodation is centred on the wonderful living kitchen with bi folds opening onto the garden. On the ground floor there are also two sitting rooms, a dining room and home office/bed 5 plus a utility room with access to the outside, wc and shower room. On the first floor there are four generous double bedrooms with an en-suite and dressing room to the master. The house is set well back from the road with plenty of parking and there is a good sized south facing garden to the rear.



## 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 two floors as follows. "Solidor" secure front door opening into the reception hall.

## RECEPTION HALL

An impressive introduction to the house with Minton tiled style floor, stairs rising to first floor, central heating radiator.

## SITTING ROOM

21'10" x 12'  
An elegant room which has a dual aspect with engineered oak floor and bi fold doors opening into the garden. The principal focal point is the wood burning stove. Central heating radiator.

## SNUG/HOME OFFICE

14' x 12'  
A charming room. There is a bay windows with shutters and central heating radiator. (measurements into bay).

## LIVING KITCHEN

25'7" x 14'  
A sensational open plan living space. The kitchen area is fitted with an extensive range of fashionable wall and base cabinets with a Range style cooker by Aga which has a five ring gas hob, three ovens and a grill with extractor over. The integrated appliances include a dishwasher and wine fridge. There is a one and a half

bowl inset sink and drainer unit. Bi fold doors open from the living area into the garden. There is dual zone electric underfloor heating system throughout.

## DINING ROOM

11' x 10'6"  
The present owners have exposed an original cast range which is a great decorative feature (not in working order). There is a quarry tiled floor, dimmer switch, a large understairs storage area and door to a useful "pantry". Central heating radiator. Opens into the living kitchen extending the open plan living area.

## INNER HALL

With door to kitchen. Opening off the inner hall is the utility, shower room & toilet, home office/playroom/Bedroom 5.

## HOME OFFICE/BED 5

16'5" x 10'6"  
A superb home office or family room. Two central heating radiators.

## SHOWER ROOM

With a shower, wash hand basin and low flush lavatory.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

## FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms.

## MASTER BEDROOM

13' x 10'5" (plus dressing area)  
Overlooking the garden. Central heating radiator and opening directly into a separate dressing area.

## EN-SUITE

With corner shower enclosure, low flush lavatory, wash hand basin.

## BEDROOM TWO

12' x 11'  
With bay window, picture rail and central heating radiator.

## BEDROOM THREE

11'6" x 8'9"  
Overlooking garden. Bank of fitted wardrobes. Central heating radiator.

## BEDROOM FOUR

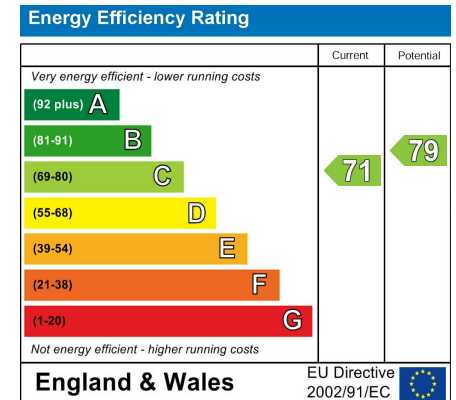
13' x 12'  
A good size double bedroom with dual aspect. Central heating radiator.

## BATHROOM

Suite comprising a panelled, bath with shower over and screen, low flush lavatory, wash hand basin and chrome ladder style towel rail.

## OUTSIDE AND GARDEN

The house is set well back from the road with a drive and lawn to one side, leading to the parking area in front of the house. The main garden is to the rear which is of a good size and is south facing. Immediately adjoining the house there is a patio and the remainder of the garden is principally lawned with a well established boundary hedge running down one side. A Summer House is included in the sale.

















Ground Floor



1st Floor



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