



29 Pipistrelle Drive,
Market Bosworth,
, CV13 0NW





£625,000

GENERAL

An exceptional family house which has been extended and upgraded with considerable style. On the ground floor there is a wonderful open plan living kitchen with bi folds from the family room opening into the garden and a superb contemporary kitchen. The ground floor accommodation is completed by an elegant sitting room with wood burning stove and a large home office fitted with a superb combination of office and bedroom furniture. On the first floor there is a master bedroom with luxurious en-suite, two further double bedrooms and family bathroom. On the second floor there are two large bedrooms both of which access a "Jack and Jill" shower room. Outside, there are beautiful gardens and a store.



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 reception hall.

RECEPTION HALL

An impressive introduction to the house with an oak boarded floor and stairs rising to first floor. Understairs storage cupboard and two central heating radiators.

SITTING ROOM

22'4" x 11'7"

An elegant room with French doors opening into the garden. There is a fashionable inset wood burning stove, with ventilating grills to the top and bottom. Two central heating radiators.

HOME OFFICE

10'6" x 9'10"

The home office is fitted with a really impressive range of furniture including knee hole desk/dressing table with file drawer units and display shelving. There is also a wardrobe should someone wish to use this room as a bedroom. Central heating radiator.

CLOAKROOM

Low flush lavatory and pedestal wash hand basin. Central heating radiator.

OPEN PLAN LIVING KITCHEN

A sensational living space perfect for modern family living.

THE KITCHEN AREA

23' x 10'10"

The kitchen is fitted with a smart range of base and wall cabinets with high gloss fronts on the principal run of units, which combine really well with the walnut fronts on the central island. There is an inset sink unit with a "Quooker" boiling tap and an impressive array of integrated appliances all by "Neff". These include an induction hob with extractor over, a double oven, a combination microwave/oven and a separate proving/warming drawer. There is also an integrated "Neff" dishwasher. There is a quartz work surface to the island unit and heavy timber work top on the main run of units. There is space for an American style fridge and two larder units. Partial underfloor heating. Door to the outside. Opening into the family room and dining area.

UTILITY ROOM

9'3" x 5'8" max

Base unit with circular sink, tiled splashback, back door to garden. The utility houses the combination boiler. Central heating radiator.

FAMILY ROOM

29'5" x 15'10" max

A fabulous space with bi fold doors opening into the garden. There is an oak boarded floor and three central heating radiators.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

GALLERIED LANDING

Opening off the galleried landing are three bedrooms together with the family bathroom and a further flight of stairs rising to the second floor. Large airing cupboard housing the hot water cylinder. Central heating radiator.

MASTER BEDROOM

13'1" x 11'7"

A lovely room with dressing area where there is a wardrobe. Central heating radiator.

EN-SUITE

A luxurious en-suite. There is a contemporary bath with central waterfall tap, walk in shower enclosure, wash hand basin with waterfall tap and cupboard beneath with medicine cabinet over. Low flush lavatory. Tiling to the floor and walls. Electric underfloor heating.

BEDROOM TWO

11'1" x 9'10"

Overlooking the garden, fitted wardrobe. Central heating radiator.



BEDROOM THREE

10' x 8'10"
Double bedroom with central heating radiator.

FAMILY BATHROOM

Suite comprising a panelled bath, wash hand basin with electric shaver point above, low flush lavatory and shower enclosure. Central heating radiator.

ON THE SECOND FLOOR

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

SECOND FLOOR LANDING

A really good size with space for a small desk or seating area, if required. Doors to bedrooms four and five. Central heating radiator.

BEDROOM FOUR

22'6" x 11'8"
A large double bedroom with two central heating radiators. (first measurement is 19'10" measured to 5' eaves height). Door to Jack and Jill shower room.

BEDROOM FIVE

22'6" x 10'
Another excellent room with two central heating radiators. (First measurement is 19'10" measured to 5' eaves height). Door to Jack and Jill shower room.

JACK AND JILL SHOWER ROOM

Shower unit, wash hand basin with an electric shaver point, low flush lavatory and central heating radiator.

OUTSIDE

A drive leads to the STORE (formerly the garage) but now a good size store with an up and over door (11'1" x 10'7"). There is parking for approx. 3 cars.

There is a private lawned front garden with mature hedge and fence. Gated access to the rear garden.

THE MAIN GARDEN

The main garden is to the rear and is principally lawned with a terrace adjoining the house. A greenhouse is included in the sale.

COUNCIL TAX

Hinckley & Bosworth Council Tax Rating G.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









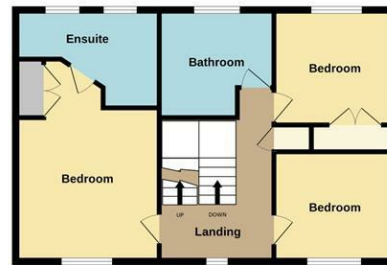




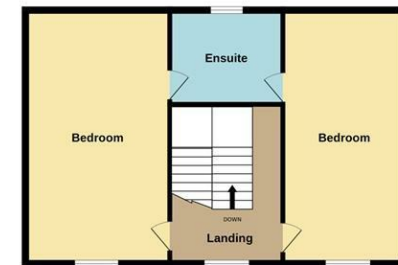
Ground Floor



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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