



137 The Park,  
Market Bosworth,  
, CV13 0LP









£1,500,000

#### General

An amazing opportunity to live on The Park, one of the most prestigious locations within Market Bosworth. The property is presented to the highest possible standard in immaculate order throughout, has the benefit of open plan living with many additional thoughtful features. The fabulous property comprises of a modern entrance hallway, sleek cinema room with surround sound speakers, an impressive large open plan kitchen including an excellent range of Miele fitted appliances including two dishwashers, twin electric ovens, separate steam oven, three warming trays, twin microwave ovens, full height integrated freezer, and a full height integrated fridge. There is an induction hob with concealed side extractors, gas hob with cast iron griddle. Leading on from this is the dining area, downstairs toilet, utility room with Miele appliances comprising washing machine and tumble dryer and specially adapted pet room. An impressive staircase leads to 4 double bedrooms with the master bedroom comprising of ensuite with jacuzzi bath and sauna room, and a dressing room area. To follow, bedroom 2 with ensuite and 2 further double bedrooms. Thoughtful details include a centralised vacuuming system, voice and keypad activated lighting, window dressing and climate controls, a centralised laundry system, water softening. The outside of the property boasts a decking area, with an outdoor kitchen and pizza oven. It boasts a large garden space with beautiful views.





Location

The Park is without doubt one of the most desirable addresses in Market Bosworth, which 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.

Kitchen Area

28'6" x 14'0"

Living/Dining Area

32'10" x 18'2"

Cinema Room

22'2" x 13'8"

Pet Room

12'7" x 7'6"

Bedroom 1

17'5" x 17'1"

Bedroom 2

13'3" x 12'4"

Bedroom 3

14'9" x 13'3"

Bedroom 4

13'8" x 14'9"

Outdoor Kitchen

9'1" x 9'1"

Double garage

15'10" x 22'8"

Council Tax

Hinckley & Bosworth Council Tax Band G.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	81
England & Wales		
EU Directive 2002/91/EC		













Ground Floor



1st Floor



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