



39 York Close,
Market Bosworth,
, CV13 0ND





£695,000

GENERAL

A wonderful family house with idyllic gardens and country views and has been cleverly re modelled and improved by the present owners and is in a lovely position, tucked away at the end of a quiet cul de sac within walking distance of The Square in Market Bosworth. The layout works perfectly for modern family living with a superb open plan living space to include kitchen, dining and sitting areas from which two sets of bi fold doors open onto the garden. There is also a utility, cloakroom and sitting room completing the ground floor accommodation. On the first floor there is a magnificent master bedroom suite with large dressing room and luxurious shower/bathroom. There are three further double bedrooms and a family bathroom. Outside, there is a double garage and extensive gardens.



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. Front door opening into reception hall.

RECEPTION HALL

With oak boarded floor and stairs rising to first floor.

CLOAKROOM

With low flush lavatory and pedestal wash hand basin. Central heating radiator.

SITTING ROOM

24'6" x 11'1"

An elegant room, the focal point of which is the heavy stone fireplace. There are sliding patio doors opening onto the garden. Central heating radiator.

OPEN PLAN LIVING AREA

A sensational open plan space perfect for modern family living with oak boarded floor.

KITCHEN AREA

24'6" x 9'

The kitchen area is fitted with a fashionable range of base and wall units with brushed stainless steel fronts and rolled granite work surfaces together with an inset sink and drainer unit. There is a Range style cooker with six working burners, extractor hood above, two ovens and warming drawer together with a further "AEG" double oven and dishwasher. Opening directly into the living area.

LIVING AREA

15'8" x 12'6"

A sensational space with two sets of bi folding doors opening onto the garden. Log burner and central heating radiator.

UTILITY ROOM

13'4" x 7'5"

The utility is fitted with units matching those in the kitchen area with brushed stainless steel fronts, rolled granite work surfaces and inset sink unit. Plumbing and space for a washing machine. Central heating radiator and door to garden.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the first floor landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms.

MASTER BEDROOM

21'2" x 12'

Overlooking the garden and countryside beyond. There is a range of fitted wardrobes with part mirrored fronts and a central heating radiator. Opening into the dressing room.

DRESSING ROOM

10'4" x 10'4"

A very impressive dressing room which overlooks the garden. There are fitted wardrobes and a central heating radiator.

EN-SUITE

11'10" x 7'9"

A luxurious en-suite with free standing bath, low flush lavatory, pedestal wash hand basin and walk in shower enclosure with both rainfall and hand held shower attachments. There is natural limestone tiling to the floor and walls. Chrome ladder style towel rail.

BEDROOM TWO

12'4" x 10'5"

A double bedroom with high level cupboard. Central heating radiator.

BEDROOM THREE

11'4" x 11'1"

There are two fitted wardrobes. Central heating radiator.

BEDROOM FOUR

10'4" x 8'2"

With fitted cupboard. Central heating radiator.

FAMILY BATHROOM

Suite comprising a panelled bath with shower over and shower screen, chrome ladder style towel rail and low flush lavatory. The walls and floor are fully tiled. Chrome ladder style towel rail.

OUTSIDE

To the front of the house there is a generous parking area, opening onto which is the double garage.



DOUBLE GARAGE

17' x 15'

With an up and over door. (Prospective purchasers should check the dimensions if they wish to keep their car in the garage).

THE GARDENS

The gardens are a glorious feature and wrap around two sides of the property. Immediately adjoining the house there are terraces for sitting out and alfresco dining. The gardens are principally lawned together with flower and herbaceous borders. Beyond the lawns, there is a wild flower meadow which is a haven for wildlife. To one side of the garden there is a garden shed and new timber framed greenhouse.

COUNCIL TAX

Hinckley & Bosworth. Rating E.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	













Ground Floor



1st Floor



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