



11 Redmoor Close,
Market Bosworth,
CV13 0NZ





£450,000

GENERAL

A delightful family house which has been much improved in recent years sitting at the end of a cul-de-sac. The house is exceptionally well presented and the accommodation briefly includes an elegant sitting room, a dining room, kitchen, large utility and cloakroom with shower. On the first floor, there are four bedrooms and a contemporary shower room. Outside, the South facing rear garden has been cleverly landscaped.

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

Wood effect laminate floor, stairs rising to first floor and door to cloakroom. Central heating radiator.

CLOAKROOM/SHOWER ROOM

With a corner shower cubicle, low flush lavatory, wash hand basin, heated towel rail/ central heating radiator.

SITTING ROOM

18'1" x 11'4"

An elegant room with French doors opening onto the garden. The focal point of which is the log burner. Central heating radiator.

DINING ROOM

16'1" x 10'4"

With timber effect laminate finish to floor, central heating radiator, understairs storage cupboard and door to kitchen. Central heating radiator.

KITCHEN

11'3" x 8'8"

The kitchen overlooks the landscaped garden and is fitted with an extensive range of base and wall units arranged around the 'Rangemaster' cooker which has a five ring electric hob, two ovens and a grill with extractor in 'Rangemaster' canopy over. Other integrated appliances include a dishwasher and fridge. There is concealed lighting and an inset sink and drainer unit. Door to utility room and contemporary radiator.

UTILITY ROOM

8'7" x 8'3"

Fitted base unit with single sink and drainer, rolled edge work surfaces over and plumbing for a washing machine. Door to the single garage and door to the garden.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING

Opening off the landing are doors to bedrooms and shower room.

BEDROOM ONE

11'8" x 11'5"

Bank of fitted wardrobes together with an additional double wardrobe. Central heating radiator.

BEDROOM TWO

11'10" x 10'4"

Built in wardrobe. Central heating radiator.

BEDROOM THREE

9'2" x 7'10"

Central heating radiator.

BEDROOM FOUR

9' x 5'9"

Overlooking garden. Central heating radiator.

SHOWER ROOM

Fitted with a contemporary suite comprising low flush lavatory and wash hand basin set in vanity/storage unit with lit mirror above. There is a large walk in shower cubicle with rainfall and hand held shower attachments, contemporary radiator and tiling to the walls.

OUTSIDE TO THE FRONT

A tarmac drive rises from Redmoor Close to the SINGLE GARAGE (with up and over door). There is a small lawned area with shrubs and steps rise to the front door. A side gate provides access to the rear.

OUTSIDE TO THE REAR

The main garden is to the rear of the property and has been cleverly designed and laid out. It backs onto open countryside. There is an elevated lawn with flower and herbaceous borders with a further raised terrace beyond. In one corner of the garden in a commanding position, there is a summer house.

COUNCIL TAX BAND

Hinckley & Bosworth Tax Band D.

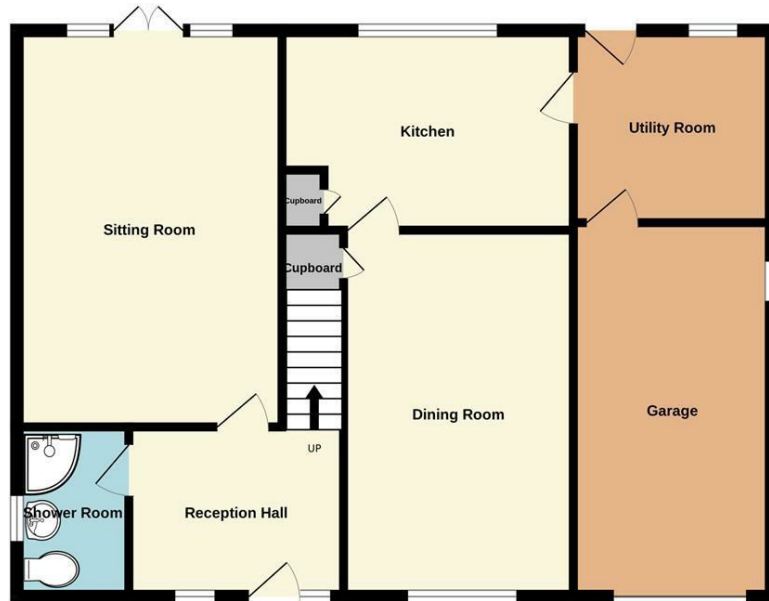




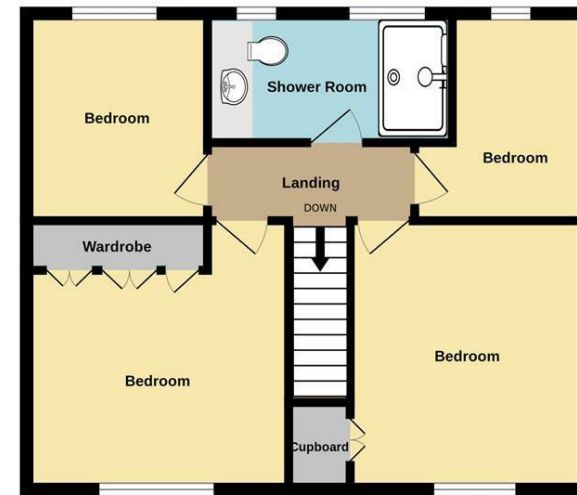




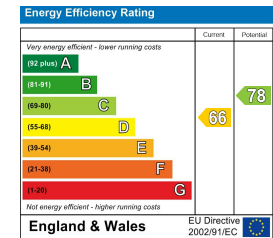
Ground Floor



1st Floor



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