



7 Spinney Hill,
Market Bosworth,
Nuneaton, CV13 0NU



£350,000

GENERAL

A stylish semi detached house, which has been substantially improved in recent years and is located a short walk to The Market Place, amenities and local schooling. The accommodation is immaculately presented and briefly includes a sitting room with wood burning stove, a dining room, conservatory and kitchen. On the first floor, there are three bedrooms, two of which are doubles together with a bathroom. Outside, there is plenty of off street parking and a garage, together with a rear garden which has a high degree of privacy.

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. Market Bosworth is a thriving community and offers a generous range of amenities including a library, churches, independent retailers, a Co-Op and restaurants. Local attractions include the Bosworth Country Park, the Ashby Canal and the Bosworth Battlefield Heritage site.



THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

RECEPTION HALL

Stairs rising to first floor, tiled floor, contemporary vertical radiator and door to cloakroom.

CLOAKROOM

With floating wash hand basin, low flush lavatory, wainscoting to the walls and an electric heater.

SITTING ROOM

17' x 13'2"

A delightful room, the focal point of which is the fireplace with wood burning stove. There is a wood effect finish to the floor, full height window, two central heating radiators and door to dining room.

DINING ROOM

9'6" x 8'7"

Tiled finish to floor, doors to the kitchen and a tri-fold door opening into the conservatory. Central heating radiator.

CONSERVATORY

11'5" x 7'8"

The conservatory is a lovely vantage point from which to enjoy the garden. There is a tiled finish to floor, French doors to garden. Central heating radiator.

KITCHEN

10'10" x 8'3"

Overlooking the garden. The kitchen is fitted with a comprehensive range of base and wall units with an inset stainless steel sink and drainer unit and tiling to splashback areas. The integrated appliances include a "Neff" oven with tilt and slide door, a four ring gas hob with extractor over and an "AEG" washing machine. There is also plumbing for a dishwasher, PANTRY CUPBOARD and back door to garden.

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, bathroom and storage cupboard.

BEDROOM ONE

12' x 10'2"

There is a fitted wardrobe. Central heating radiator.

BEDROOM TWO

11'5" x 9'2"

Overlooking the garden. Fitted wardrobe. Central heating radiator.

BEDROOM THREE

7'9" x 6'5"

A single bedroom which would make a perfect home office. Central heating radiator.

BATHROOM

Suite comprising a panel enclosed bath with shower over, pedestal wash hand basin and low flush lavatory. Chrome ladder style towel rail, tiling to splashback areas and tiled finish to the floor.

OUTSIDE

To the front of the house there is a stoned parking area, providing ample off road parking, opening onto which is the SINGLE GARAGE. Gated access to the rear garden.

THE GARDEN

The garden is to the rear. There is a generous block paved patio adjoining the house with a further decked area and log store. The garden is principally lawned bounded by timber 'sleepers'.

COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band C.







Ground Floor



1st Floor



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