



32  
Stanley Road

32 Stanley Road,  
Market Bosworth,  
CV13 0NB



£350,000

### GENERAL

An impressive and spacious bungalow which has been improved by the current owner. The bungalow sits on a lovely corner plot and the accommodation includes a well proportioned sitting room, a good size kitchen with space for a dining table, a separate dining room, two double bedrooms and a bathroom. There is a great size driveway with plenty of off road parking to the front and low maintenance rear garden.

### 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 BUNGALOW

Front door opening into:

### RECEPTION HALL

8'05 x 6'04

With fuse board, central heating radiator and door to the sitting room.

### SITTING ROOM

14'10 x 10'09

A delightful room with a wood burning stove being the main focal point, central heating radiator and bay window to the front.

### DINING ROOM

12'5 x 8'5

Between the kitchen and the hallway, central heating radiator and window to the side. This room could be used as a study or an additional living space.

### INNER HALLWAY

Central heating radiator and storage cupboard.

### LIVING KITCHEN

24'3 x 8'4

Great living space with patio doors leading to the garden, mushroom coloured handleless gloss units with inbuilt Neff induction hob, Neff double oven and integrated tumble dryer, space for other appliances. There is space for a dining table and window and doors to the garden area.

### BEDROOM ONE

12'5 x 8'5

Central heating radiator and window to the garden.

### BEDROOM TWO

10'09 x 9

Central heating radiator and window to the garden.

### BATHROOM

With suite comprising panelled bath with shower over, low flush lavatory and wash basin. heated towel rail and window to the side. The walls are fully tiled.

### THE GARDEN

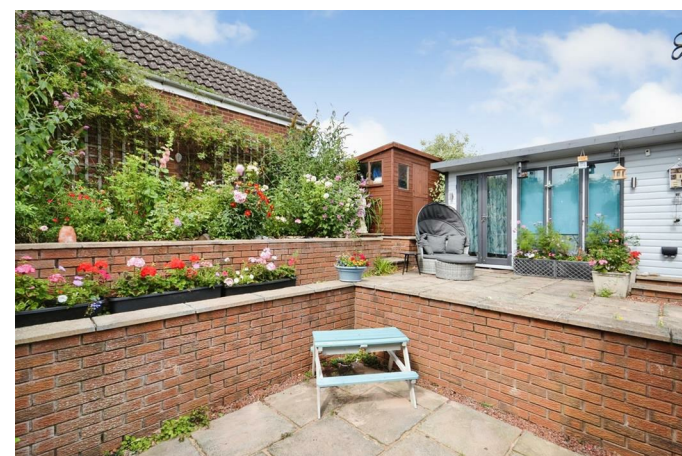
The garden has been improved by the current owner, its mainly hard landscaped with seating areas. A garden shed and large summer house being used as a craft studio are included in the sale. The garden offers a high degree of privacy.

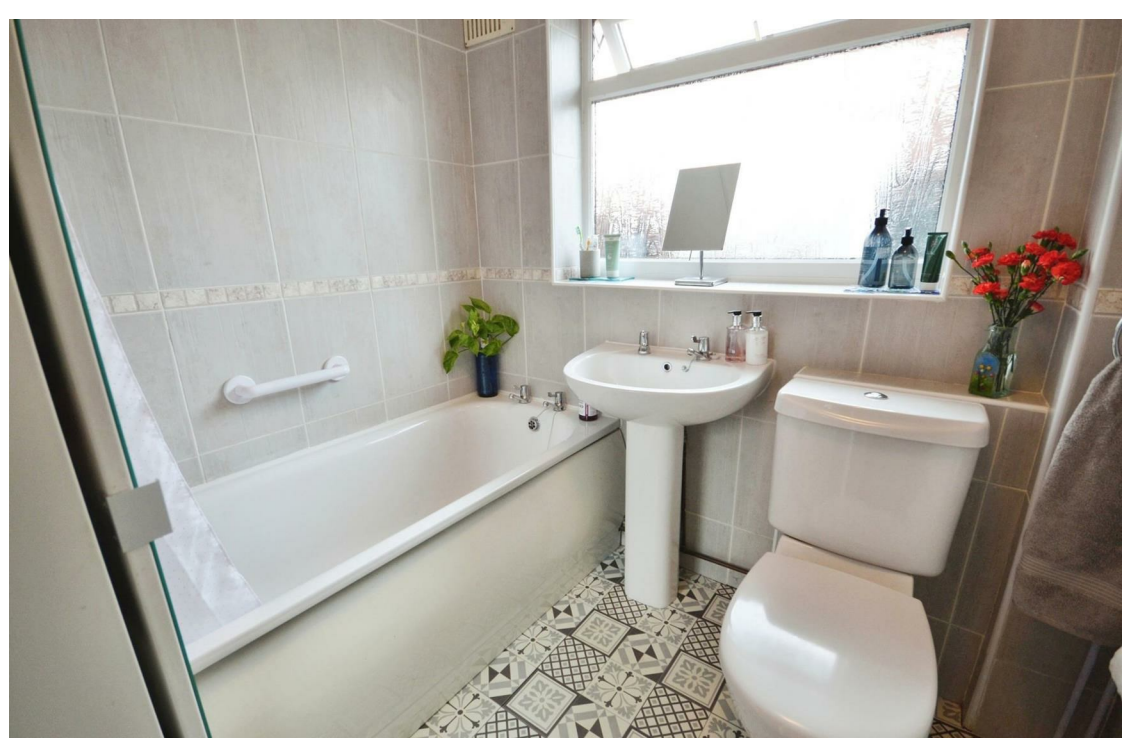
### OUTSIDE

To the front there is a large resin driveway, with steps to the front door. Also separate door to kitchen area which the current owner uses as the main entrance.

### COUNCIL TAX

Hinckley & Bosworth - Band C







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



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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

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