



49 Heath Road,
Market Bosworth,
Warwickshire, CV13 0NX



£335,000

GENERAL

A delightful semi detached house which has been improved with considerable style over recent years. The house is located on the edge of Market Bosworth on a superb plot with a lovely south facing garden. The accommodation briefly includes on the ground floor a sitting room, dining room and breakfast kitchen. On the first floor there are three bedrooms, two of which are double and a luxurious bathroom. Outside, there is a home office / garden room.

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 entrance hall.



ENTRANCE HALL

With engineered oak floor and stairs rising to first floor.

SITTING ROOM

15'8" x 12'1"

A charming room the focal point of which is the polished stone fireplace housing a coal effect gas fire. There is an engineered oak boarded floor and central heating radiator.

DINING ROOM

11'5" x 8'6"

With French doors opening onto the garden. There is an engineered oak boarded floor and the brickwork has been exposed to one wall. There is an archway to the kitchen and central heating radiator.

KITCHEN

10'8" x 10'

Overlooking the garden. The kitchen has been fitted with a fashionable range of base and wall units with smart navy blue fronts, polished granite work surfaces and concealed lighting. Integrated appliances include a four ring gas hob and oven beneath with extractor over, together with a fridge freezer. There is an inset one and a half bowl sink and drainer unit and plumbing for both a washing machine and dishwasher. There is a tiled finish to the floor and door to the garden.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

GALLERIED LANDING

Linen cupboard and doors to the bedrooms.

BEDROOM ONE

11'10" x 11'5"

The principal bedroom is fitted with wardrobes that have part mirrored fronts by "Hammonds of Hinckley". There is also a double wardrobe with drawers also fitted by "Hammonds". Central heating radiator.

BEDROOM TWO

10'4" x 9'5"

Overlooking garden. With a "Hammonds" floor to ceiling double wardrobe with hanging space and a chest of drawers. Central heating radiator.

BEDROOM THREE

8' x 6'10"

Overlooking garden. Central heating radiator.

BATHROOM

Suite comprising a panelled shower bath with shower over, wash hand basin with a waterfall tap and low flush lavatory. Tiling to the floor and splashbacks. Ladder style towel rail.

OUTSIDE

To the front of the house is a block paved driveway with parking for at least two cars.

THE MAIN GARDEN

The main garden is to the rear and immediately adjoining the house there is a patio, perfect for outdoor dining and entertaining. There is a lawned area and a garden shed is included in the sale.

HOME OFFICE

15'8" x 7'4"

A home office or store room with French door opening into the garden. (Please note power connected but no formal heating)

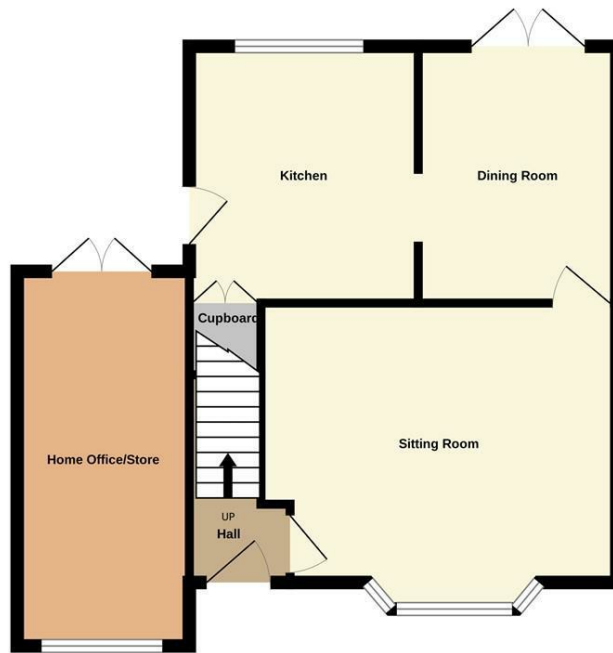


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

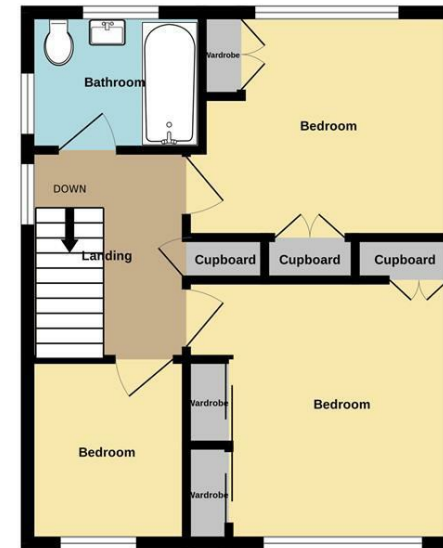




Ground Floor



1st 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.
Made with Metropix ©2023



Important Notice: Fox Country Properties Limited trading as "Fox Sales & Lettings", their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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

Lettings: **01455 240932** Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

Lettings: **0116 3667012** Sales: **0116 2796543**

Sales & Lettings

foxcountryproperties.co.uk