



9 Weston Drive,  
Market Bosworth,  
Nuneaton, CV13 0LY



£415,000

### GENERAL

A good size house in need of some internal modernisation. The house is on Weston Drive which is walking distance to Market Bosworth village centre. The accommodation includes a well proportioned living/ dining room, kitchen, conservatory, bedroom on the ground floor and cloakroom. Upstairs there are two double bedrooms and a bathroom. Outside there is a driveway to the front of the house, garage and 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 HOUSE

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

### ENTRANCE HALL

There are stairs rising to the first floor, understairs storage cupboards and doors to living room, cloakroom and bedroom three. Central heating radiator.

### LIVING / DINING ROOM

18'00 max 9'-05 min x 19'11 max 9'09 min

A large 'L' shape room with door off to the kitchen and sliding doors to the conservatory. There is an open fire and central heating radiators.

### KITCHEN

11'05 x 9'08

A working kitchen fitted with a comprehensive range of base and wall units and an inset sink and drainer unit. There is an electric double oven and four ring gas hob with extractor over. Space for appliances.

### CONSERVATORY

19'03 x 7'05

From the living room, a large space with lighting and central heating radiator. Patio doors leading to the garden.

### BEDROOM THREE

11'04 x 9'08

Window to the front, fitted wardrobe. Central heating radiator.

### CLOAKROOM

Low flush lavatory and wash basin. "Ideal" central heating boiler.

### FIRST FLOOR LANDING

### BEDROOM ONE

15'04 max x 11'04 min x 11'06 max

Window to the rear, fitted wardrobe's along with eaves storage space. Central heating radiator.

### BEDROOM TWO

11'07 x 10'03

Window to the front, fitted wardrobe's along with eaves storage space. Central heating radiator.

### BATHROOM

With suite comprising shower cubicle, low flush lavatory and wash basin. chrome heated towel rail and high level window to the side.

### OUTSIDE

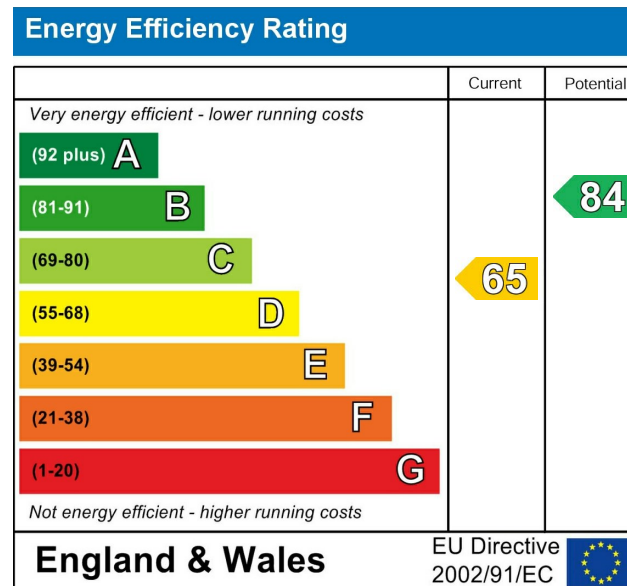
To the front there is a tarmac driveway, Access to the garage and front door.

### GARDEN

The garden is mainly laid to lawn with mature shrub boarders. There is a patio outside of the conservator with rear access to the garage.

### COUNCIL TAX

Hinckley & Bosworth Council Tax Band D.









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

Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

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