



20 St. Catherines Avenue,
Market Bosworth,
Warks, CV13 0LX



£537,500

GENERAL

An impressive bungalow on an exceptional plot extending to approx one third of an acre. No. 20 St Catherines Avenue is a delightful property located on one of Market Bosworth's most desirable roads, within walking distance of the historic Market Place. The bungalow is set in beautifully landscaped south and west facing gardens and although now requiring some modernisation, there is potential, subject to the usual consents, to substantially extend and further develop the property including the possibility of a linked conversion between the bungalow and garage/workshop.

The accommodation briefly includes a large elegant sitting room, a breakfast kitchen, conservatory, three bedrooms and bathroom. Outside there is ample off street parking and a double garage with workshop and toilet. There may be potential in the garage to create a small annexe or home office.



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 BUNGALOW

The accommodation is arranged as follows. Front door opening into entrance porch.

ENTRANCE PORCH

Tiled floor and door to reception hall.

RECEPTION HALL

The reception hall is a really good size. There is cornicing to ceiling and a plate rack. Central heating radiator.

SITTING ROOM

24' x 13'3" max

A wonderful room overlooking the garden, the focal point of which is the impressive fireplace with marble surround. There is cornicing to the ceiling, ceiling rose, plate racks, central heating radiator, French doors into the conservatory.

CONSERVATORY

16'10" x 10'9"

A lovely vantage point from which to enjoy the garden. There is a tiled finish to the floor, central heating radiator and French doors to the garden.

KITCHEN

15'3" x 10'10" max

The kitchen is fitted with a range of base and wall units with integrated appliances including a "Neff" double oven, electric hob and dishwasher. There is a tiled finish to floor. Door to the conservatory and back door to parking area.

UTILITY CUPBOARD

4'9" x 4'

Plumbing for washing machine.

BEDROOM ONE

11'8" x 11'

Bow window, bank of fitted wardrobes and matching knee-hole dressing table. Central heating radiator.

BEDROOM TWO

11'4" x 11'

Bow window, run of fitted wardrobes and cornicing to ceiling. Central heating radiator.

BEDROOM THREE

10' x 9'

Used by the current owners as a dining room. Picture rail, cornicing to ceiling. Central heating radiator.

BATHROOM

Suite comprising a panelled bath with electric shower over, wash hand basin and low flush lavatory.

LOFT

33' x 9'2" (to 5' eaves height)

The loft is accessed via a retractable ladder from the reception hall. This is a really good, mostly boarded space.

OUTSIDE

A block paved drive leads to the DOUBLE GARAGE (18'7" x 16'4") and WORKSHOP (16'4" x 16'2"). To the front of the bungalow there is a lawn with pretty flower and herbaceous borders.

GARDENS

Adjoining the bungalow is a terrace. The garden is very private with well screened boundaries. The garden is principally lawned with a number of trees and mature shrubs.

COUNCIL TAX BAND

HBBC Tax Band D.







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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Important Notice: Fox Country Properties Limited, 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

Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

Sales: **0116 2796543**

foxcountryproperties.co.uk