

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



£327,500

### GENERAL

Offered to the market for the first in 50+ years. A three bedroom semi-detached home located a short walk from the centre of Market Bosworth, local amenities and schooling. The accommodation briefly includes on the ground floor a large sitting room, dining room, kitchen. On the first floor there are three bedrooms, two of which are doubles together with a bathroom. Outside, there is off street parking and a garage, together with a 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 entrance porch.



### ENTRANCE PORCH

UPVC front door leads into entrance porch, cupboard housing utility meters and window to the front.

### SITTING ROOM

19'11 x 11'07

A delightfully spacious room, with stairs leading rising to the first floor. There is a large window to the front, two central heating radiators and door to dining room.

### DINING ROOM

10'01 max x 8'07

Door to the kitchen and a door leading to the garden. Central heating radiator.

### KITCHEN

10'11 x 8'05

Overlooking the garden. The kitchen is fitted with a comprehensive range of cream base and wall units with wooden effect working tops over, inset stainless steel sink and drainer, single electric Zanussi oven and four ring gas hob, There is plumbing for a washing machine. There is also a useful pantry cupboard and back door to the side access. The kitchen has a floor standing Potterton boiler.

### ON THE FIRST FLOOR

Stairs rise from the sitting room to the landing.

### FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms, bathroom and airing / storage cupboard.

### BEDROOM ONE

11'11 x 10'03

There is a fitted wardrobe, window to the front and central heating radiator.

### BEDROOM TWO

11'03 x 9'02

There is a fitted wardrobe, window to the rear and central heating radiator.

### BEDROOM THREE

7'08 x 6'05

Window to the front and central heating radiator.

### BATHROOM

8'05 x 5'06

Suite comprising a panel enclosed bath, pedestal wash hand basin and low flush lavatory. There is tiling to splashback areas, windows to the front and side and central heating radiator.

### OUTSIDE

To the front of the house there is a paved single width driveway, opening onto which is the single garage. Gated access to the rear garden.

### GARDEN

There are front and rear gardens to this property, the front is laid to lawn, the rear has patio and lawn area with mature shrub borders.

### GARAGE

14'10 x 8'00

To the side of the property, up and over door to the front and UPVC door to the side.

### COUNCIL TAX

Hinckley & Bosworth - Band C

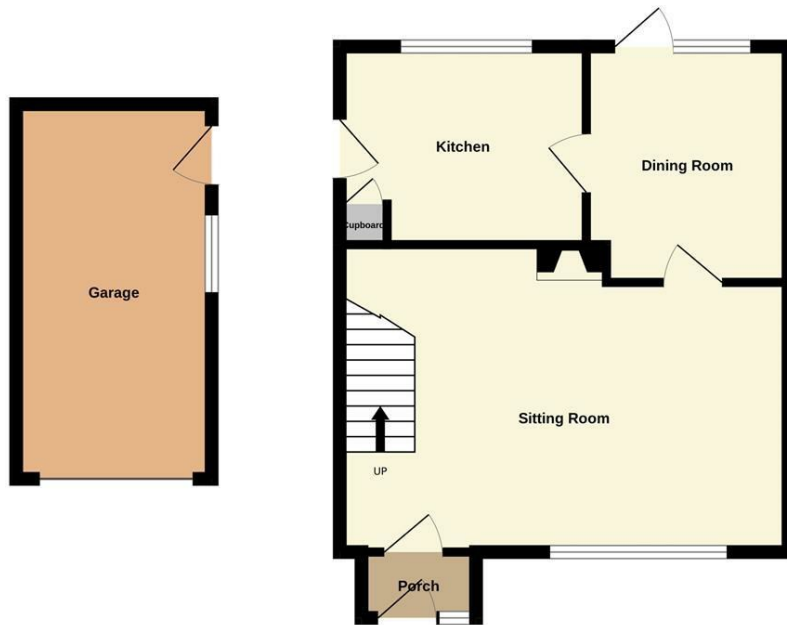


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

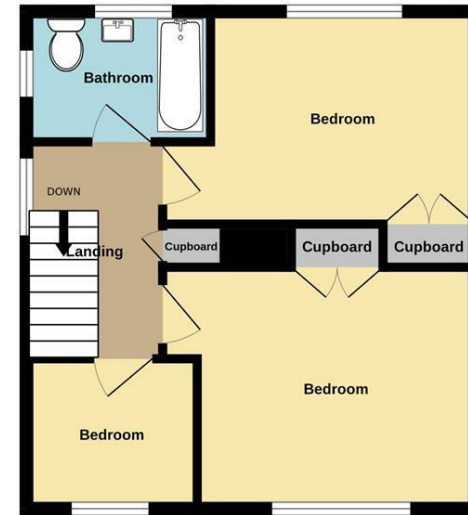




Ground Floor



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.  
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