



44 York Close,  
Market Bosworth,  
CV13 0ND









£495,000

#### GENERAL

A delightful family house in superb location on the edge of Market Bosworth. The property has been a much loved family house and has been in the same ownership for over 45 years. However, over that time the house has been constantly upgraded and also substantially extended. The accommodation briefly includes on the ground floor a sitting room which opens directly into a conservatory, a good sized dining room and living kitchen. On the first floor there are four bedrooms with an en-suite to the master bedroom and family bathroom.

#### 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 reception hall.



RECEPTION HALL

With wood effect flooring, stairs rising to first floor, understairs storage cupboard, central heating radiator and door to cloakroom.

CLOAKROOM

With low flush lavatory, wash hand basin and tiled finish to floor.

SITTING ROOM

15'1" x 14'  
A lovely cosy room with a wood burning stove with timber mantle over, central heating radiator and sliding doors opening into the conservatory.

CONSERVATORY

10'2" x 9'  
A lovely vantage point from which to enjoy the views over the gardens and fields beyond. Central heating radiator and French doors to the garden.

DINING ROOM

15'8" x 9'2" max  
With timber effect finish to floor, central heating radiator and bow window.

LIVING KITCHEN

23'5" x 9'9"  
The kitchen area is fitted with a comprehensive range of base and wall units with a 'Rangemaster' gas hob with extractor hood above. There is an electric oven beneath. There is an inset single drainer sink unit, tiling to splashbacks and tiling to the floor. French doors open from the dining area into the garden. Door to utility room.

UTILITY ROOM

11'4" x 6'6"  
The utility room houses the gas fired boiler. There are fitted base units with single drainer sink unit. Plumbing for both a washing machine and dishwasher. There is also an integrated tumble dryer. Door to garden.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the first floor landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms.

BEDROOM ONE

15'2" x 11'3"  
There is a generous range of fitted furniture including wardrobes arranged around bed space with bedside tables. Central heating radiator.

EN-SUITE

The en-suite is discreetly tucked away and accessed through doors that match the wardrobes. In the en suite there is a corner shower enclosure, low flush lavatory, wash hand basin and heated towel rail.

BEDROOM TWO

12' x 10'  
Overlooking the garden and countryside beyond. Central heating radiator.

BEDROOM THREE

10'5" x 9'9"  
A double bedroom with central heating radiator.

BEDROOM FOUR

14'5" x 8'5"  
Views over the garden and countryside beyond. Linen cupboard and central heating radiator.

FAMILY BATHROOM

There is a panel enclosed corner bath and also a corner shower unit, wash hand basin and low flush lavatory. Chrome ladder style towel rail.

OUTSIDE

There is a block paved driveway with plenty of parking leading to the double detached garage. Side gate to access the rear garden.

DOUBLE DETACHED GARAGE

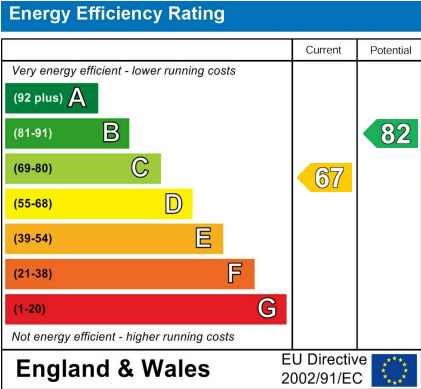
18'6" x 17'10"  
A good sized double garage with two electric roller shutter doors.

THE REAR GARDEN

The landscaped and well established gardens are a glorious feature of the property. Immediately adjoining the house there is a terrace. The remainder of the garden directly in front of the house is lawned with deep flower and herbaceous borders. To the side of the house there is an extensive area of terracing set out over two levels, perfect for outside dining and entertaining. At the top of the garden there is a greenhouse which is included in the sale. To the side of the house there are two storage cupboards.

COUNCIL TAX

Hinckley & Bosworth Council Tax Band E.













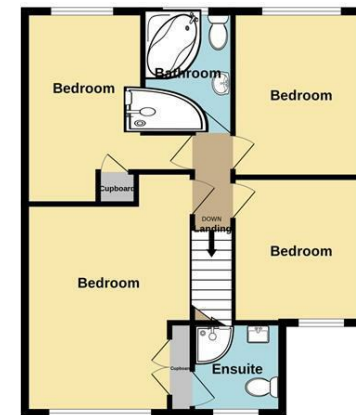




Ground Floor



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 ©2024



**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](http://foxcountryproperties.co.uk)