



3 Moorland Close,  
Market Bosworth,  
CV13 0NE









£1,100,000

#### GENERAL

A wonderful family home in a premium Market Bosworth setting with superb country views. It is rare that houses on Moorland Close come onto the market, as the location is quite exceptional, being just a short walk from the historic Market Place. The house offers approximately 248 sqm of living space and is set on a large plot with beautifully landscaped gardens and fabulous country views. The spacious, well-proportioned accommodation briefly includes on the ground floor, a large sitting room, dining room, home office, garden room, living kitchen and utility room. On the first floor, there are five double bedrooms with an en-suite to the master. The house is set well back from the road with extensive parking on the drive, leading to the double garage. The gardens have lots of areas for outdoor dining and entertaining.



## 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 opens into the reception hall.

## RECEPTION HALL

An impressive introduction to the house. There is a balustrade staircase rising to first floor, understairs storage cupboard, cloaks cupboard and Amtico flooring.

## HOME OFFICE

17'0" x 9'11"

An ideal home office. Central heating radiator.

## CLOAKROOM

With low flush lavatory, wash hand basin. Central heating radiator.

## SITTING ROOM

24'2" x 13'9"

A charming room with sliding patio doors opening onto the terrace. There is a magnificent fireplace with marble surround and coal effect gas fire. One wall is filled with display shelving. Coving to the ceiling. Central heating radiator.

## DINING ROOM

14' x 11'

Bay window with window seat overlooking the garden, coving to ceiling. Central heating radiator.

## KITCHEN

13'9" x 12'4"

Overlooking the garden. The kitchen is fitted with an extensive range of base and wall cabinets. Appliances include an "AEG" hob, a "Bosch" dishwasher, "John Lewis" double oven and fridge freezer. There is an Amtico finish to the floor. Door to rear hall and Garden Room.

## UTILITY

11' x 7'

With fitted base and wall units, inset single drainer sink unit, integrated fridge, plumbing for washing machine, Amtico flooring and door to the double garage.

## GARDEN ROOM

12'3" x 10'9"

A lovely light room with sliding patio doors opening onto the garden. Central heating radiator.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

## FIRST FLOOR LANDING

Opening off the landing are the bedrooms.

## BEDROOM ONE

17'7" max x 15'4" max

A delightful room with two sets of fitted wardrobes. Central heating radiator.

## EN-SUITE

There is a shower enclosure with electric shower. Wash hand basin set in vanity unit, low flush lavatory and chrome ladder style towel rail.

## BEDROOM TWO

13'9" x 11'1"

Overlooking the garden and countryside beyond. Fitted wardrobe and central heating radiator.

## BEDROOM THREE

15'1" x 13'9"

A good sized double bedroom with fitted wardrobes and bedside tables. There is also a matching knee-hole dressing table. Central heating radiator.

## BEDROOM FOUR

14' max x 9'9"

Central heating radiator.

## BEDROOM FIVE

15'1" x 10'

A generous double bedroom with fitted wardrobes. Central heating radiator.

## BATHROOM

Suite comprising a panelled bath, wash hand basin set in vanity unit, shower enclosure with electric shower, airing cupboard.

## OUTSIDE

The house is well set back from the road with a block paved parking area to the front, opening onto which is the double garage.

## DOUBLE GARAGE

17'8" x 17'6"

Two up and over doors, one of which is electric and a door to the utility room.

## GARDEN

The pretty landscaped garden is mature and well established having two large terraces adjoining the house, perfect for outdoor dining and enjoying the wonderful country views. The garden is principally lawned with some lovely flower and herbaceous borders. Summer House.

## COUNCIL TAX

Hinckley and Bosworth Council Tax Rating G.















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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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	



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