

26 Heath Road,
Market Bosworth,
Warwickshire, CV13 0NT



£325,000

GENERAL

A delightful semi detached house located Heath Road in Market Bosworth. The accommodation is very well laid out with an elegant sitting room which leads directly into the dining room, creating a wonderful open plan living space. There is also a kitchen with integrated appliances. On the first floor there are three bedrooms and a contemporary bathroom. Outside there is a single garage and lovely rear gardens.

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 an excellent High School and Primary School. There is a thriving community with a variety of sports clubs including rugby, football and bowls. There is a large country park close to the property overlooked by the historic Bosworth Hall.

THE HOUSE

The accommodation is arranged over two floors as follows.



ENTRANCE PORCH

UPVC front door opens into the porch, window to the front and central heating radiator. Inner door to the sitting room.

SITTING ROOM

20' x 13'2" max 11'8" min
A lovely spacious room the focal point of which is the marble fireplace housing the coal effect gas fire. There is a flight of stairs rising to the first floor, two central heating radiators and an archway to the dining room.

DINING ROOM

10'3" x 8'8"
With sliding patio doors to garden, central heating radiator and door to kitchen.

KITCHEN

10'9" x 8'4"
Overlooking the garden. The kitchen is fitted with a comprehensive range of base and wall units with high quality integrated appliances by "Neff" including a four ring hob with extractor in canopy over, "Neff" double oven and microwave. There are tiled finishes to the splashbacks and a single drainer sink unit. Door to side access.

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 storage cupboard. There is also loft access (loft is mainly boarded with loft ladder access).

BEDROOM ONE

12' x 10'1"
Window to the front, fitted wardrobe and central heating radiator.

BEDROOM TWO

11'7" x 9'2"
Window to the rear, fitted wardrobe and central heating radiator.

BEDROOM THREE

7'8" x 6'4"
Window to the front and central heating radiator.

BATHROOM

Suite comprising a panelled bath with shower over and central tap, wash hand basin set in vanity unit and low flush lavatory with tiled finish to floor and walls.

OUTSIDE

To the front of the house there is a block paved parking area in front of the garage, steps down to the front door. Front and rear gardens.

GARDEN

The garden has been beautifully landscaped with patio and lawn areas, mature stocked flower and herbaceous borders. A pretty Summerhouse, greenhouse and shed are included in the sale.


GARAGE

18'10" x 8'1"
Located on a higher level than the house, up and over front door, UPVC door and window to the rear, power and lighting.

COUNCIL TAX

Hinckley & Bosworth - Band C

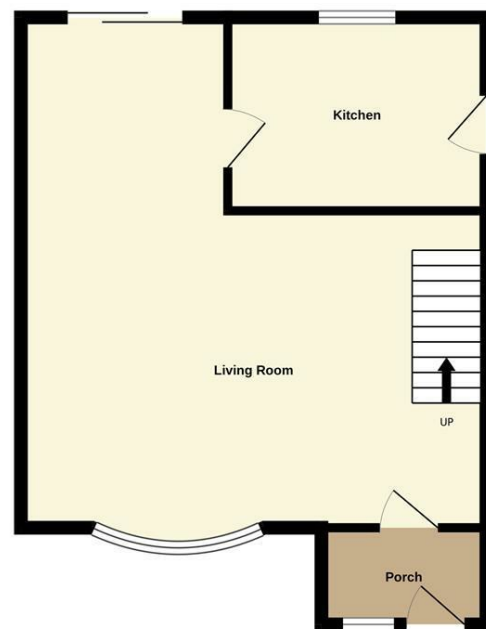


| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

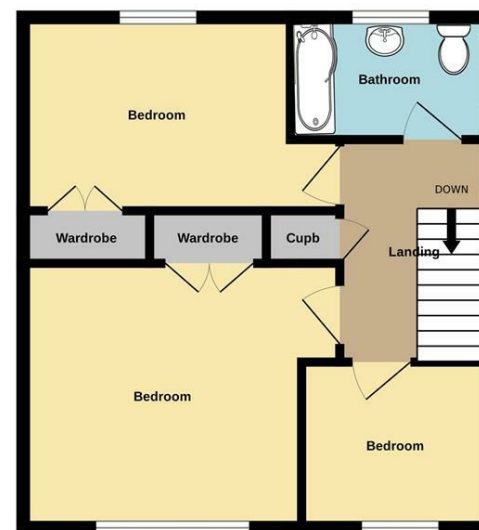




Ground Floor



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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