



14 Spinney Hill,
Market Bosworth,
CV13 0NU.



£420,000

GENERAL

A five bedroom semi-detached home which has been well loved and extended over the years, located on Spinney Hill 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, utility room and W.c . On the first floor there are five bedrooms, four of which are doubles together with a family bathroom. Outside there is a larger than average driveway 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 hallway.

ENTRANCE HALL

Wooden flooring, central heating radiator and half glaziers door leading to the sitting room.

SITTING ROOM

16'10 x 12'11 max 11'04 min
A lovely light and spacious room with feature fireplace housing a wood burning stove, there are two windows to the front, wooden flooring, two central heating radiators and double doors opening into the dining area.

DINING ROOM

13'06 max x 8'04 min
With door and window overlooking the garden, wooden flooring and central heating radiator. Door to the kitchen.

KITCHEN

13'03 x 11'01
With window overlooking the garden. The kitchen is fitted with cream gloss wall and base units with laminate surfaces over. Integrated appliances include a double Electrolux wall mounted oven and four ring gas hob with extractor in canopy over. There is a double porcelain sink unit, tiled floor and useful large pantry cupboard. Door to internal side passage.

UTILITY ROOM

Single drainer sink unit and plumbing for a washing machine, door to the single garage, window to the rear and central heating radiator.

W.C

With low flush lavatory, wash hand basin and window to the rear.

SIDE PASSAGE

The passage runs between the house and the garage. There are doors to both the front and back.

STAIRS TO THE FIRST FLOOR

Stairs rise from the entrance hall to the galleried landing.

FIRST FLOOR LANDING

Attic hatch, doors opening off to the bedrooms and bathroom.

BEDROOM ONE

12'00 x 10'02
With window to the front, central heating radiator and fitted wardrobe space.

BEDROOM TWO

13'02 max 11'03 min x 9'01
With window to the rear and central heating radiator.

BEDROOM THREE

10'08 max 7'04 min x 10'06
With window to the front, currently being used as a home office and central heating radiator.

BEDROOM FOUR

10'09 x 10'08
With Velux roof window, fitted wardrobed and central heating radiator.

BEDROOM FIVE

7'07 x 6'05
With window to front and central heating radiator.

BATHROOM

Suite comprising a panelled bath with shower over and glass screen, low flush lavatory and wash hand basin mounted in a vanity unit, chrome heated towel rail, tiling to the splashback areas and obscure window to the rear.

OUTSIDE

The house is set well back from the road with a long drive with parking for several cars, there is a lawn to one side opening onto the drive is a single garage.

GARDEN

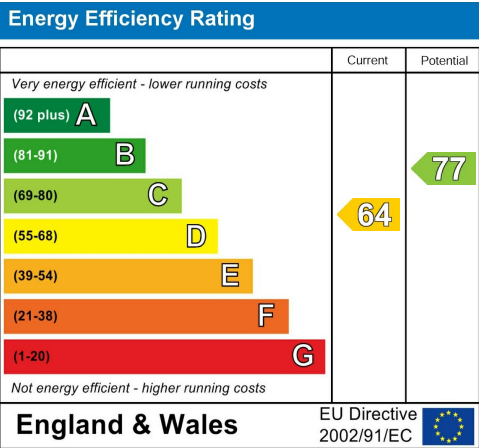
Immediately adjoining the house, there is a slabbed patio idea for al fresco dining and entertaining. The remainder of the garden is lawned with herbaceous borders.

GARAGE

13'05 to door x 7'09
With up and over door and internal door to the utility room.

COUNCIL TAX

Hinckley & Bosworth - Band D







Ground Floor



1st Floor



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