



2 Hornsey Rise,  
Market Bosworth,  
CV13 6DF





£725,000

#### GENERAL

A stylish and luxurious house located on the prestigious Hornsey Rise Development. Built in 2021 by award winning developers Springbourne Homes, the house has been beautifully finished with some stunning oak framed windows and stonework to the front elevation. The house has been thoughtfully designed and the well laid out accommodation briefly includes a magnificent reception hall with glass balustrade staircase, a wonderful open plan kitchen with living area from which bi-fold doors open into the garden and a cosy snug. On the first floor there is an impressive master bed suite with dressing area and shower room, two further double bedrooms and a luxurious bathroom fitted with high quality "Hansgrohe" and "Villeroy & Boch" sanitaryware. Outside, there is a detached double garage and large garden.



## LOCATION

The Hornsey Rise development is located in Wellsborough, just outside Market Bosworth one of the most well regarded and exclusive towns in West Leicestershire. 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 (the bus stops outside the development), 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. Hornsey Rise is well connected with excellent communication links. There is a train service from nearby Nuneaton to London Euston taking from approx 1 hour. By car, the M42 and M69 are easily accessible. The development is well positioned for travelling to Birmingham and Nuneaton in one direction, or Leicester and Nottingham in the other.

## TECHNOLOGY

The specification includes some of the latest technologies with dedicated fast fibre optic broadband to the house. There are Cisco routers and Cat 6 cabling wired to each room. Considerable thought has been given to making the house energy efficient with an air source heat pump and underfloor heating to the ground floor.

## THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

## RECEPTION HALL

A magnificent introduction to the house with a stylish glass balustrade staircase rising to first floor and oak framed windows that rise through the full height of the house.

## CLOAKROOM

Low flush lavatory and floating wash hand basin.

## SNUG

14'5" x 11'2"

A lovely quiet retreat with media cabinet.

## OPEN PLAN LIVING KITCHEN

29'2" max x 14'5" max

An open plan living space perfect for contemporary family life. In the sitting area, there is a wood burning stove and bifold doors opening directly into the garden. The kitchen area is fitted with high end base and wall cabinets with quartz work surfaces. There

is a generous range of integrated appliances by "Siemens" including two ovens, one of which has a combination microwave and warming drawer, an induction hob with extractor over, a fridge freezer, dishwasher and a dual zone wine fridge. There is also an integrated sink with a Quooker boiling tap.

## UTILITY ROOM

6'3" x 5'3"

Fitted with base units matching those in the kitchen that include quartz work surfaces. Plumbing for a washing machine and door to garden.

## ON THE FIRST FLOOR

The glass balustrade staircase rises to the first floor landing.

## GALLERIED LANDING

A wonderful galleried landing with glass balustrade and large full height oak framed windows, which allows light to flood into the space.

## MASTER BEDROOM

19'4" x 11'8"

A delightful room which overlooks the garden. There is a dividing wall where a large dressing area has been created. Two central heating radiators. (Second measurement reduces to 9'7").

## EN-SUITE

Double sized shower enclosure with rainfall and hand held shower attachments, a floating wash hand basin with electric shaver point, low flush lavatory and chrome ladder style towel rail.

## BEDROOM TWO

11'3" x 10'

A good sized double bedroom with fitted wardrobes. Central heating radiator.

## BEDROOM THREE

10'6" x 9'7"

Overlooking the garden. Central heating radiator.

## FAMILY BATHROOM

Suite comprising a bath tub with central tap and shower fixture, double shower enclosure with rainfall and hand held shower attachments, low flush lavatory and wash hand basin. Towel rail.

## OUTSIDE

The house is approached along Hornsey Rise. No. 2 is set well back from the access road with a deep lawn to the front and block paved drive leading to the double garage.

## DOUBLE GARAGE

19'7" x 19'6"

A really good sized garage with remote controlled sectional door. There is also an electric car charger point and door to garden.

## THE GARDEN

There is a large West facing garden which wraps around two sides of the house. A terrace runs along the back of the house from which bifold doors open into the living kitchen. The garden is principally laid to lawn.

## IMPORTANT INFORMATION

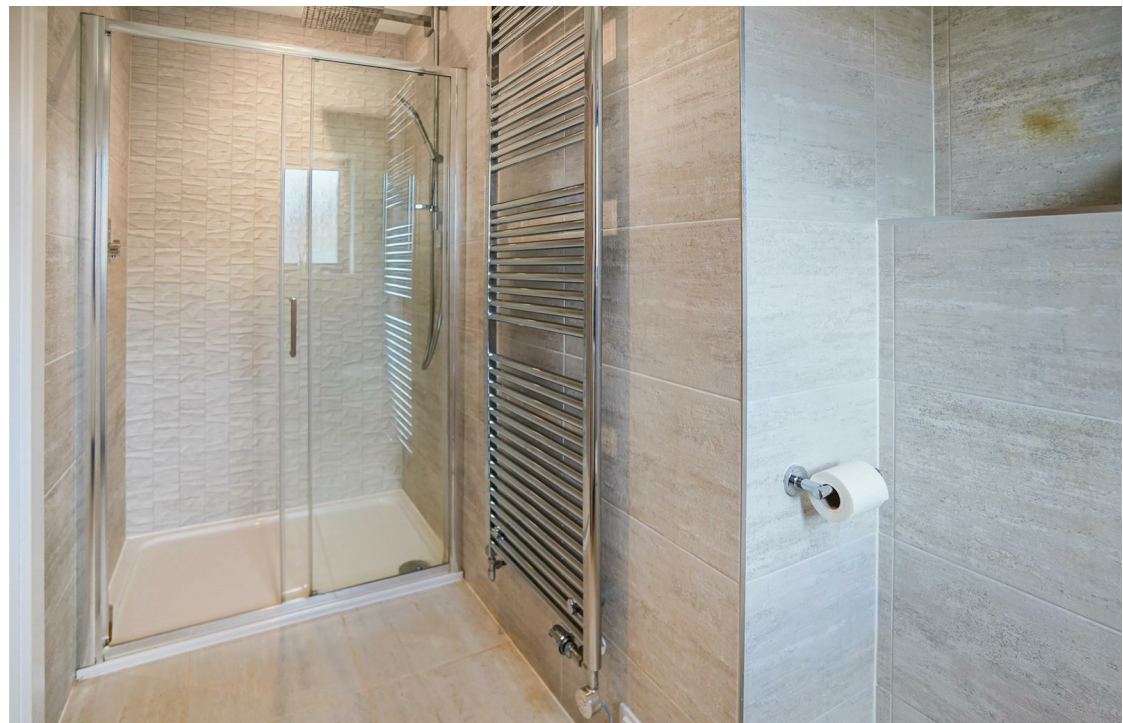
The grounds and road are maintained by a management company and the service charge is currently running at around £720.00 per annum (£60.00 per month).

## COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band F.















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		
(82 plus) <b>A</b>		94
(81-81) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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