

1 Priory Road,
Market Bosworth,
CV13 0PB.



£375,000

GENERAL

A delightful semi detached house located on Priory Road in Market Bosworth. The house is set back from the road with spacious frontage and sits in a quiet cul-de-sac. The accommodation is very well laid out and comprises spacious sitting room, extended dining area to the rear overlooking the garden, breakfast kitchen and useful utility / cloakroom. On the first floor there are three bedrooms and a family bathroom. Outside there is a double garage and well maintained 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. Sliding front door opens into entrance porch.

ENTANCE PORCH

With tiled flooring and lighting. Door leading into the entrance hall.

ENTRANCE HALL

With tiled flooring, central heating radiator, stairs rising to the first floor and wooden double glazed doors to the sitting room.

SITTING ROOM

15'07 x 12'02

A lovely room with feature stone fireplace housing a gas fire, large window to the front allowing in plenty of light and central heating radiator. The sitting room is open to the dining area at the rear.

DINING ROOM

19'00 x 10'04 max 9'06 min

A lovely space which is larger than average, with window and patio door overlooking the garden. There is a cupboard under the stairs for storage.

KITCHEN

13'03 max 9'11 min x 11'04

The kitchen is fitted with a range of wooden base and wall cabinets with laminate working tops over and stainless steel sink and drainer unit. There is a freestanding electric cooker and space for other appliances. The kitchen has access to the double garage and space for small dining table. Back door leads to the garden.

W.C / UTILITY

6'02 x 4'04

With low level lavatory and wash hand basin. This room also has plumbing for a washing machine and additional

storage. There is a window overlooking the rear and central heating radiator.

STAIRS TO THE FIRST FLOOR

Stairs rise from the entrance hall to the first floor.

FIRST FLOOR LANDING

With doors off to the bedrooms and bathroom, attic hatch, airing cupboard housing the hot water tank and window to the side.

BEDROOM ONE

11'10 x 11'10

With window to the front, inbuilt wardrobe space and central heating radiator.

BEDROOM TWO

10'07 x 8'06

With window to the rear, inbuilt wardrobe space and central heating radiator.

BEDROOM THREE

7'11 x 6'10

With window to the front and central heating radiator.

BATHROOM

With white suite comprising panelled bath with electric shower over, low flush lavatory and wash hand basin. There are two windows one to the side and rear and central heating radiator.

OUTSIDE

To the front of the property there is a great size driveway leading to the house, the rest is laid to lawn.

THE GARDEN

The main garden is to the rear of the property - there is a patio adjoining the house with a step up to the lawn. Heavily stocked flower and herbaceous borders run along the boundaries. In the corner of the garden is a shed for storage. There is gated side access.

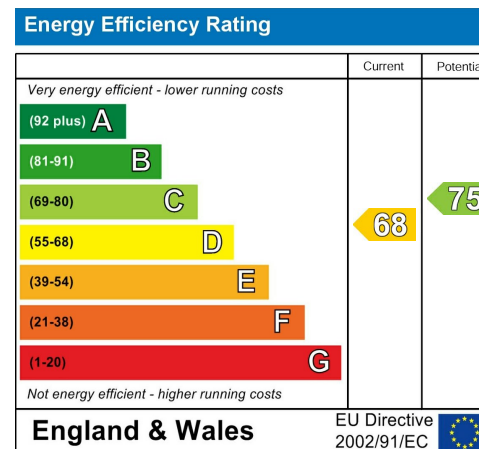
DOUBLE GARAGE

14'09 x 14'09

A great space with up and over door to the front, power and lighting.

COUNCIL TAX

Hinckley & Bosworth - Band C







Ground Floor



1st Floor



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