



150 Station Road,
Market Bosworth,
CV13 0NP.



£325,000

GENERAL

A superb three bedroom semi detached house located on Station Road in Market Bosworth. Located a short walk from the centre of Market Bosworth, local amenities and schooling. The accommodation briefly includes on the ground floor an entrance hall, sitting room, kitchen and conservatory. On the first floor there are three bedrooms, two of which are doubles together with a family bathroom. Outside there is plenty of off street parking together with a rear garden overlooking playing fields.

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 hall.

ENTRANCE HALL

With tiled flooring and central heating radiator.

SITTING ROOM

15'07 max 14'00 min x 11'08
A lovely light room the focal point of which is the fireplace housing an electric fire. There is a large under stairs storage cupboard, door to the kitchen window to the front and central heating radiator.

KITCHEN

18'10 x 7'07
The kitchen is fitted with a comprehensive range of painted base and wall units with laminate surfaces over. There is a inbuilt single electric oven and four ring gas hob with extractor canopy over and space for other appliances. There are tiled finishes to the splashbacks and a single drainer sink unit. Door access to the conservatory.

CONSERVATORY

15'03 max x 14'01
With views over the garden, a lovely additional living space. The room has tiled flooring, electric sockets and lighting with patio style doors opening onto the patio.

STAIRS TO THE FIRST FLOOR

Stairs rise from entrance hall the landing.

FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms and bathroom. There is also loft access and window to the side.

BEDROOM ONE

12'00 x 9'08
With window to the front and central heating radiator.

BEDROOM TWO

10'00 x 9'07
With window to the rear and central heating radiator.

BEDROOM THREE

8'11 x 6'11
With window to the rear and central heating radiator.

BATHROOM

Suite comprising a panelled bath with Aqualisa electric shower over and glass screen, RAK wash hand basin and RAK low flush lavatory. There is a large storage cupboard, chrome heated towel rail.

OUTSIDE

To the front of the house there is a tarmac driveway and step to the front door.

GARDEN

The garden is a good size with mature trees, it is mainly laid to lawn with patio area directly to the rear of the property. There is an open fence to the rear overlooking the school playing field.

COUNCIL TAX

Hinckley & Bosworth - Band B

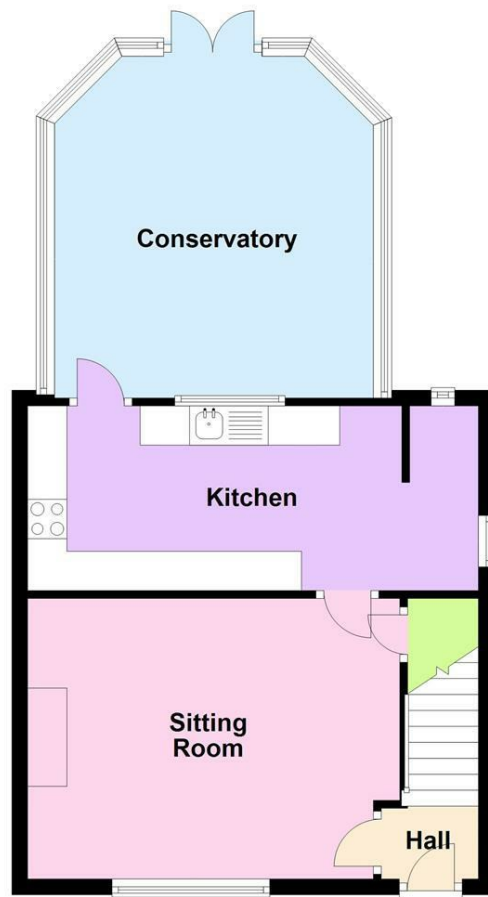


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





Ground Floor



First Floor



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