



17 Park Street,
Market Bosworth,
CV13 0LL.





GENERAL

A rare opportunity to acquire a property on an exceptional plot just a short stroll from the Market Place in central Market Bosworth. 17 Park Street was built to the design and specification of the late owner, some thirty years ago and is beautifully positioned, set well back from Park Street with gardens to two sides. There is considerable potential, subject to the usual consents, to further develop and extend the property although prospective purchasers should be aware that the property sits in the Market Bosworth conservation area. The accommodation briefly includes on the ground floor, a sitting room, garden room, three bedrooms and kitchen. On the first floor, there is a double bedroom with en-suite shower room and a large attic room which has been used as a games room. Outside there are pretty landscaped gardens, an impressive workshop and single garage.

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 PROPERTY

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

RECEPTION HALL

With stairs rising to the first floor.



SITTING ROOM

14' x 13'
A charming room with a brick built fireplace housing a gas fire, there is coving to the ceiling and a radiator. Opens into the garden room.

GARDEN ROOM

13'3" x 11'1"
With French doors opening into the garden. Radiator.

KITCHEN

13' x 8'10"
A working kitchen with a generous range of base and wall cabinets with integrated oven and electric hob. Door to the rear hall.

REAR HALL

With cloaks cupboard and opening into the utility room. Back door to the parking area.

UTILITY ROOM

7' x 5'5"
Fitted base unit under which there is plumbing for a washing machine and housing the boiler.

BEDROOM ONE

14'1" x 11'
Overlooking the garden with a generous range of fitted wardrobes and a matching knee hole dressing table. Radiator.

BEDROOM TWO

12'2" x 11'
Overlooking the side garden. There are fitted wardrobes and drawers. Radiator.

BEDROOM THREE

12'2" x 9'2"
A double bedroom with coving to the ceiling and radiator.

BATHROOM

Suite comprising a panelled bath with shower over, wash hand basin set in vanity unit, low flush lavatory and bidet. Radiator

CLOAKROOM

With cloaks cupboards running down one side and door to shower room.

SHOWER ROOM

Shower enclosure, low flush lavatory, wash hand basin.

ON THE FIRST FLOOR

A flight of stairs rises from the reception hall to the first floor landing.

FIRST FLOOR LANDING

Opening off the landing is a further bedroom.

ATTIC ROOM/BED FOUR

13'7" x 9' max
A good sized room with fitted cupboards. Radiator.
(First measurement to 5' eaves height)

Note : Currently being used as a bedroom by the current owners. Please see important note

EN-SUITE

Shower enclosure with electric shower, low flush lavatory, wash hand basin.

ATTIC ROOM

25'3" max to 5' x 22'4" max
A really impressive room that has been used by the current owner as a snooker/games room. There is a full size snooker table which is included in the sale.

OUTSIDE

The property is set well back from Park Street and approached along a drive leading to a parking area in front of the property. Opening onto the parking area is the garage.

GARAGE

17'8" x 10'1"
A good sized single garage with up and over door and personnel door to the garden.

GARDENS

The gardens wrap around two sides of the property. It has been beautifully landscaped with a raised patio adjoining the property, lawns, an ornamental pond and pretty flower borders. A green house is included in the sale and there is a WORKSHOP (17'4" x 13'10"). To the side of the property is a good sized vegetable garden to the side.

COUNCIL TAX BAND

Council Tax Band HBBC F.

IMPORTANT NOTE

Please note that the stairs and first floor may not comply with building regulations. We would suggest advice is sought.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







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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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

Sales: **0116 2796543**

foxcountryproperties.co.uk