



10 Lancaster Avenue,
Market Bosworth,
CV13 0LZ.



Offers Over £595,000

GENERAL

This beautifully renovated four bedroom bungalow offers modern, comfortable living and has been finished to a superb standard throughout. The well-planned accommodation briefly includes, a sensational zoned living kitchen, separate sitting room, utility and shower room. There are four double bedrooms, the main bedroom has en-suite shower room and luxurious family bathroom. Outside the property has a large driveway for multiple cars and private low maintenance rear garden. There is also a single garage which is currently being used as a home gym.

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 an excellent High School and Primary School. There is a thriving community with a variety of sports clubs including rugby, football and bowls. To the West of Market Bosworth is a marina and water park. There is a large country park close to the property overlooked by the historic Bosworth Hall.



THE BUNGALOW

The accommodation is arranged as follows. Front door opening into an entrance area.

ENTRANCE

With matted flooring and internal door to the garage.

LIVING KITCHEN

24'00 max x 20'05 max
A sensational open plan zoned living area space. The kitchen area is fitted with a fashionable range of Grey & Navy wall and base units with quartz work surfaces and a central island with breakfast bar. There is a generous range of Bosch integrated appliances including two ovens, five ring induction hob with extractor over, dishwasher, fridge freezer, microwave and wine cooler. The kitchen and dining areas benefit from underfloor heating and Karndean flooring throughout. The room is a generous size and has a sitting and dining area. There are bi-fold doors overlooking the garden and contemporary roof lantern allowing in plenty of light.

SITTING ROOM

11'04 x 11'04
A flexible living space, the room has a media wall and space for a wall mounted television, window to the side and central heating radiator.

UTILITY ROOM

Fitted base and wall cabinets with working surfaces over and stainless steel sink. There is plumbing for a washing machine and space for other appliances. Back door to the garden.

SHOWER ROOM

Shower enclosure with riser bar shower, wash hand basin. low flush lavatory, matte black ladder style towel rail and window to the side.

INTERNAL HALLWAY

With doors off to the bedrooms and bathroom. Attic hatch.

BEDROOM ONE

12'05 x 11'03
A lovely room with large window to the front, carpeted flooring, feature wall, central heating radiator and sliding door to the en-suite.

ENSUITE

A luxurious room finished with marble effect tiles and black accent's. Large shower enclosure with rainfall and hand held shower attachments, floating wash hand basin, low flush lavatory, ladder style towel rail and window to the side.

BEDROOM TWO

11'10 x 9'01
With window to the front, carpeted flooring and central heating radiator.

BEDROOM THREE

11'04 x 7'06
With window to the side, carpeted flooring and central heating radiator. The current owners are using this as a dressing room.

BEDROOM FOUR

7'07 x 8'09
With window to the side, carpeted flooring and central heating radiator.

BATHROOM

A luxurious bathroom comprising, free standing bath with handheld shower attachments, large floating vanity wash hand basin, low flush lavatory, black ladder style towel rail and window to the side.

GARAGE

16'08 x 7'09
Currently being used as a home gym. There is an electric roller door to the front and patio doors to the rear which lead to the garden. The room is finished internally with plastered walls, Karndean flooring and spotlights to the ceiling. There is a small cupboard housing the meters. Central heating radiator.

OUTSIDE

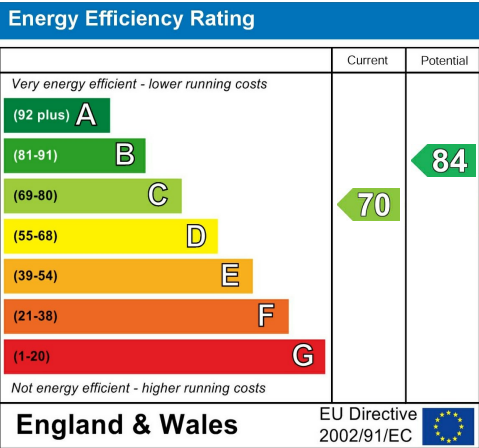
To the front of the property there is a large driveway which can accommodate multiple cars. There is wiring in place to install an EV charging point.

GARDEN

A great low maintenance space, with large patio areas and sections of artificial lawn. There are two external sockets and taps.

COUNCIL TAX

Hinckley & Bosworth - Band D







Ground Floor



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