



4 Belvoir Close,
Desford,
Leicestershire, LE9 9HL



£314,950

GENERAL

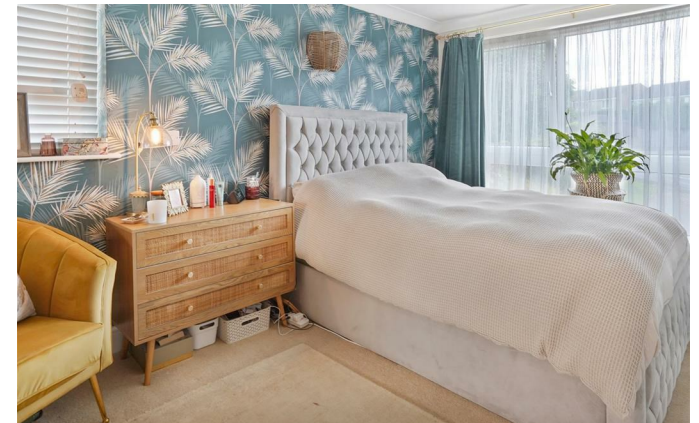
A delightful family home with a pretty garden. Although the house has been significantly updated and extended over the years, some further works are now required. The accommodation briefly includes on the ground floor, a split level open plan sitting room with dining area, a home office/double bedroom with sliding patio doors, a breakfast kitchen with sliding doors from the breakfast area into the garden. To the first floor, there are three bedrooms, two of which are doubles together with a family bathroom. Driveway and garage.

LOCATION

Desford is a thriving village with a wide range of facilities including The Bosworth Academy, rated as "Good" by Ofsted, a primary school, nursery, doctors' surgery, dentist, local shops, public house, church and various sports clubs. Desford is also in the catchment for the Market Bosworth School which has an "Outstanding" Ofsted rating. Desford is on a regular bus route to Leicester and there is excellent access to the motorway network via the M1 and M69. The historic town of Market Bosworth home to the Dixie Grammar School lies to the West.

THE HOUSE

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



RECEPTION HALL

Stairs rising to first floor and door to cloakroom.

CLOAKROOM

Low flush lavatory, wash hand basin. Central heating radiator.

OPEN PLAN SITTING/DINING ROOM

20' max x 16'9"

SITTING AREA

Sliding patio doors open from the sitting area onto the garden terrace. There are two central heating radiators, a useful understairs storage cupboard, door to the home office/bedroom four and steps up to the dining area.

DINING AREA

13'7" x 8'8"

Central heating radiator.

HOME OFFICE/BEDROOM FOUR

14' x 9'5"

A flexible room with a number of potential uses. Sliding patio doors open into the garden. Central heating radiator.

BREAKFAST KITCHEN

17'8" x 7'1"

A good working kitchen with a comprehensive range of base and wall units with integrated appliances including a double oven and four ring gas hob. There is tiling to splashbacks, inset stainless steel sink and double drainer unit. There is also plumbing for a washing machine. At one end of the kitchen there is a dining area with sliding patio doors opening into the garden. Central heating radiator.

ON THE FIRST FLOOR

Stairs rise to the first floor landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms.

BEDROOM ONE

14' x 10'7" max

There is a bank of fitted wardrobes with mirrored sliding doors. Central heating radiator. (Second measurement reduces to 8'8").

BEDROOM TWO

11'5" x 9'1"

Overlooking the garden. Wood effect floor. Central heating radiator.

BEDROOM THREE

8'1" x 7'5"

Overlooking the garden. Central heating radiator.

BATHROOM

Suite comprising a panelled bath with shower over, wash hand basin and low flush lavatory. Central heating radiator.

OUTSIDE

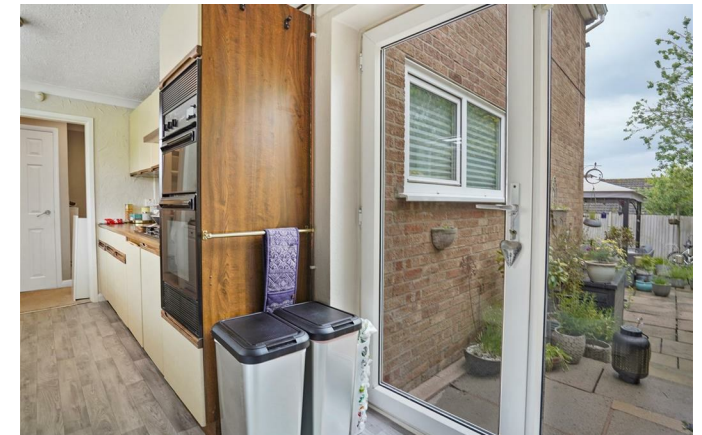
The house is set well back from the road and a block paved drive with lawn to one side leads to the GARAGE. It should be noted that the garage is currently divided into a store and workshop but the separating panel could easily be removed.

THE GARDEN

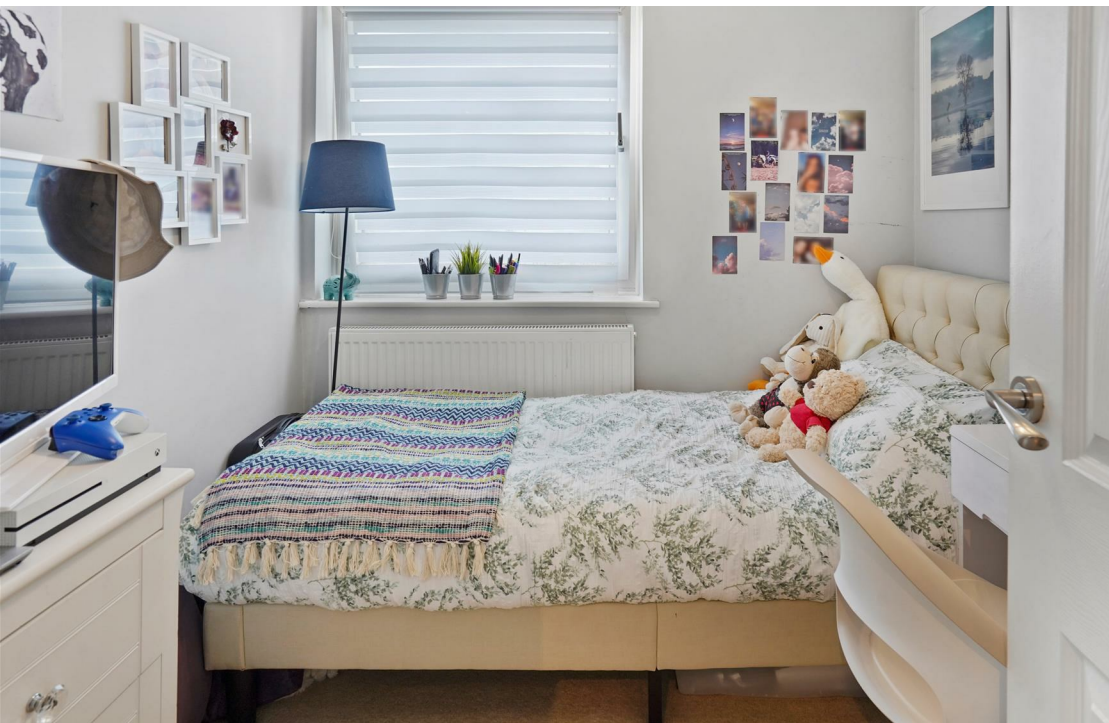
The main garden is to the rear of the property. There are terraces and raised borders adjoining the house and the remainder of the garden is principally lawned.

COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band C.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

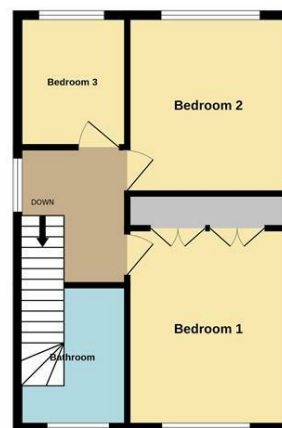




Ground Floor



1st Floor



While 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**

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