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your property experts

Westways

Barton Road, Market Bosworth

- A beautifully remodelled and extended period home
- Set in grounds that extend to approximately 1/3 of an acre
- Situated just a short walk from the square, shops, and amenities
- Private in-and-out driveway and a detached double garage
- Established gardens which are well-maintained and full of interest
- No expense has been spared in its sympathetic renovation
- Centrepiece kitchen, living and dining area with bi-fold doors
- Five bedrooms, four bathrooms, and three reception rooms

General Description

Smiths Property Experts proudly present Westways, a beautifully remodelled and extended home that combines period charm with modern living space. The property is situated on approximately 1/3 of an acre on the prestigious 'Barton Road' in the historic Market Bosworth.

Westways is a rare and impressive home that is hard to put into words. Originally built in the 1950s and full of charm, the current owners have recently completed a comprehensive remodelling of the property, including impressive extension works and an entire internal refit.

Located in one of Leicestershire's most sought-after residential areas, the property is elevated in its grounds. The property is just a short walk from the square in this highly regarded, historic market charter town.







Westways

Internally, the accommodation is beautifully appointed throughout. No expense has been spared, and the renovation works are nothing short of impressive. The unique character of this wonderful home is maintained through its most redeeming features: bay windows, original flooring, and a beautiful hardwood front door. In addition to the original features, you can expect to find first-class modern luxury throughout.

The stunning contemporary entrance hall befits its staircase, and there are four bedrooms and three bathrooms upstairs. The principal suite offers a luxurious private bathroom and dressing room facilities. The fifth bedroom has annexe potential, situated downstairs and accessed from the entrance hall with built-in wardrobes and en-suite facilities.

There are four large reception spaces, namely the study, family room, sitting room, and the centrepiece 42'0 kitchen. living, and dining room with bi-folding doors that open onto the rear terrace and private gardens. The house is designed around functionality, boasting a prep kitchen, boot room, laundry room, plant room, and two downstairs w.c's.









Gardens and Grounds

The property has an impressive net floor area measuring in excess of 4,500 square feet (excluding the garage), with bright and contemporary living space laid across two floors and concealed behind a charming period facade. The gardens are well-maintained, mature, and full of interest, with a stunning Wisteria adorning the front elevation.

A private in-and-out driveway at the front allows secure parking for multiple vehicles, and there is a spacious detached garage with an electrically operated up-and-over door, as well as power and lighting. The front gardens are raised with a newly laid seating terrace.

The rear gardens are beautiful, with manicured lawns, well-stocked borders, and a private aspect. Both the rear sitting room and kitchen have bi-fold doors that open onto a spacious terrace complete with porcelain tiles.







The Location

Market Bosworth is a quaint and Historic settlement in West Leicestershire. With a beautiful central square and a full range of amenities, this small town has a real community spirit. Locally, there is an excellent selection of primary and secondary schools, as well as beautiful countryside walks within walking distance. The town is conveniently located within easy reach of Leicester, Hinckley, Birmingham, and Coventry, with direct rail access to London via Nuneaton station.

Distances

Hinckley 7 miles, Nuneaton 11 miles, Leicester 14 miles, and Birmingham 28 miles.

Nuneaton Train Station 11 miles (trains to London from 58 minutes), East Midlands Airport 17 miles, and Birmingham City Airport 23 miles.

Schooling

The Dixie Grammar School 0.2 miles, The Market Bosworth School 0.3 miles, Twycross House School 6 miles, Loughborough Endowed Schools 15 miles, and Repton School 19 miles.

(distances and timings are approximate)





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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Property Information

EPC rating: C

Tenure: Freehold. Council Tax Band: G.

Local Authority: Hinckley and Bosworth Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

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