



**Connells**

Pipistrelle Drive  
Market Bosworth Nuneaton





## Property Description

Connells Hinckley are delighted to introduce this stunning four-bedroom, three-storey house nestled on a private road with breathtaking views over the canal. This exceptional property offers the perfect blend of luxury, comfort, and seclusion.

Situated in a highly sought-after area, the property benefits from a tranquil setting while still being close to all the amenities you could need.

The accommodation boasts spacious living areas with high-quality finishes, kitchen/diner, utility room and cloakroom, four generous bedrooms; bedroom one having en-suite shower room, and a family bathroom.

The property benefits off-road parking for multiple vehicles, panoramic views of the canal from multiple rooms, and a private road location ensuring peace and privacy.

Don't miss out on this exceptional opportunity to own a piece of canal-side paradise - contact Connells Hinckley to arrange your viewing today!

## To The Ground Floor

### Entrance Hallway

7' 9" x 6' 4" ( 2.36m x 1.93m )

Door to the front elevation, double glazed window to the front elevation, radiator and

tiled flooring.

### Cloakroom

5' 2" x 3' 3" ( 1.57m x 0.99m )

Having wash hand basin and WC, radiator and part tiled walls.

### Kitchen / Diner

18' 9" x 10' 4" ( 5.71m x 3.15m )

Having a fitted kitchen with a comprehensive range of wall and base units, stainless steel 1.5 bowl sink unit, double oven, four ring gas hob with extractor hood over, stainless steel splashback and integrated dishwasher. Tiled flooring, radiator and double glazed window to the front and rear elevation.

### Utility Room

6' 4" x 6' 1" ( 1.93m x 1.85m )

Door to the rear elevation, working surface, stainless steel sink and drainer, recess point/plumbing for appliances and central heating boiler.

### Sitting Room

16' 1" x 7' 10" ( 4.90m x 2.39m )

Having double glazed window to the rear elevation and radiator.

## Study

8' 4" x 6' 5" ( 2.54m x 1.96m )

Having double glazed window to the front elevation, radiator and tiled flooring.

## To The First Floor

### Bedroom 1

18' 10" x 8' 7" ( 5.74m x 2.62m )

Having double glazed window to the front and rear elevation, radiator and carpet flooring. Access to the en-suite shower room.

### En-Suite Shower Room

6' 4" x 5' 10" ( 1.93m x 1.78m )

Comprising shower cubicle, wash hand basin and WC vanity unit, towel radiator, extractor fan, part tiled walls and tiled flooring. Double glazed window to the front elevation.

## Lounge

18' 9" x 10' 5" ( 5.71m x 3.17m )

Having double glazed window to the front and rear elevation, radiator and carpet flooring.

## To The Second Floor

### Bedroom 2

13' 11" x 9' 5" ( 4.24m x 2.87m )

Having two double glazed skylight windows to the rear elevation, radiator and carpet flooring.

### Bedroom 3

11' 10" x 8' 11" ( 3.61m x 2.72m )

Having double glazed skylight window to the rear elevation, radiator and carpet flooring.

### Bedroom 4

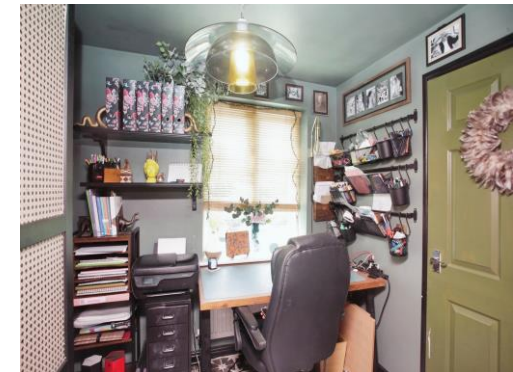
10' 10" x 9' 1" ( 3.30m x 2.77m )

Having double glazed window to the front elevation, radiator and carpet flooring.

### Bathroom

9' 7" x 7' 5" ( 2.92m x 2.26m )

Comprising bath with mixer tap and shower over, wash hand basin and WC combined vanity unit, extractor fan, part tiled walls, tiled flooring and radiator. Double glazed window to the front elevation.















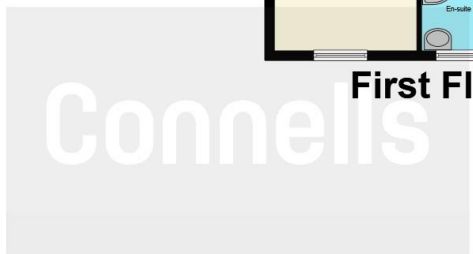
**Ground Floor**



**First Floor**



**Second Floor**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connellis on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/HIN312458](http://connells.co.uk/Property/HIN312458)**

Tenure: Freehold



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