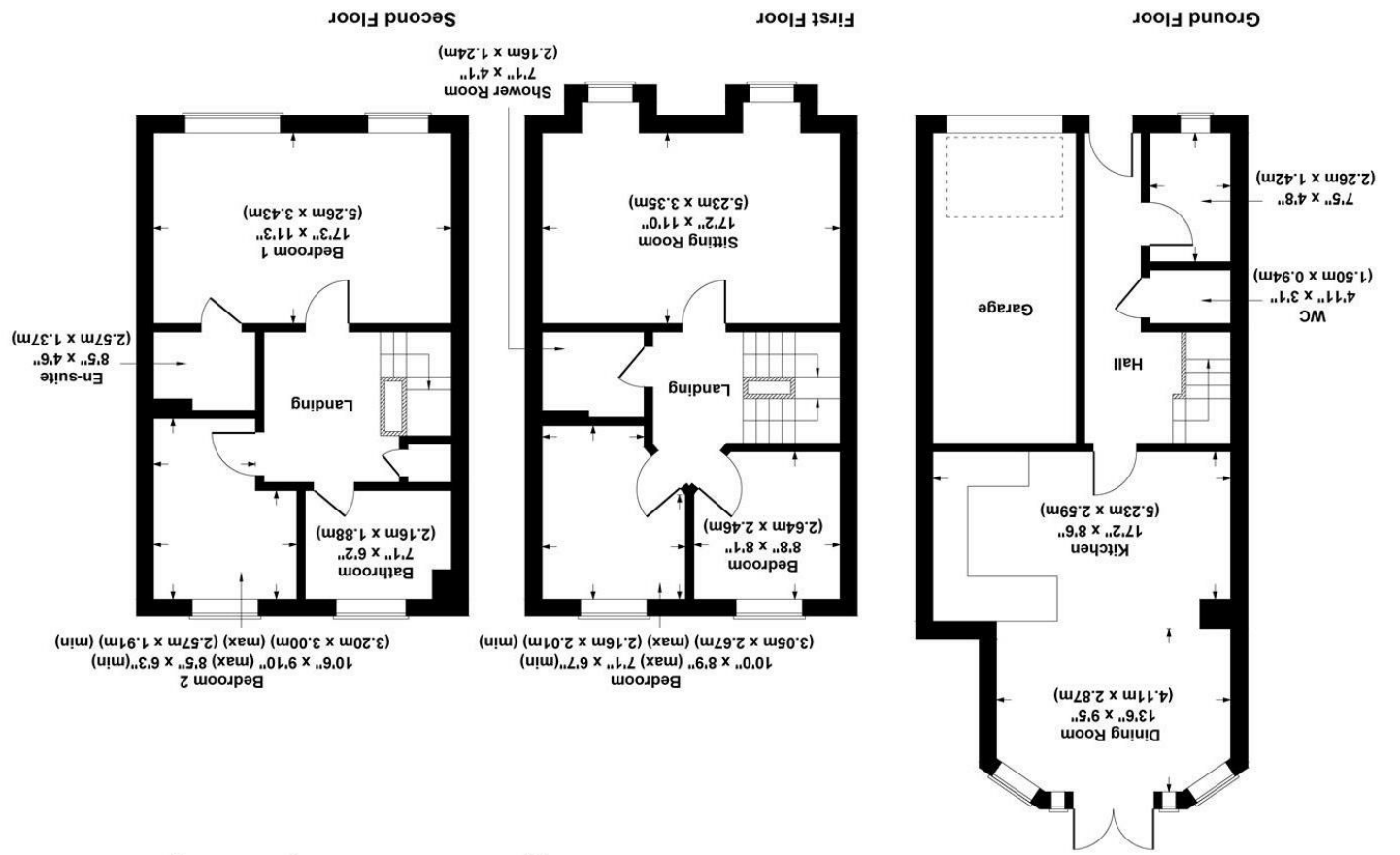


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves, whilst believed to be accurate as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Nuneaton Office on 02476 388863  
 if you wish to arrange a viewing appointment for this property or require further information.

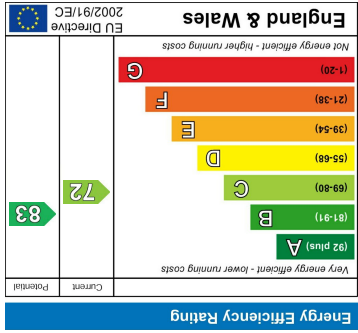
Not to Scale. Produced by The Plan Portal 2024  
 For Illustrative Purposes Only.



Approximate Area = 1548 sq ft / 143.8 sq m  
**Pipistrelle Drive**



Floor Plan



Energy Efficiency Graph



Area Map



53 Pipistrelle Drive  
 Market Bosworth, CV13 0NW  
 £1,550 PCM



53 Pipistrelle Drive

Market Bosworth, CV13 0NW

Welcome to this charming property located on Pipistrelle Drive in the picturesque town of Market Bosworth. This delightful end terrace house benefits from gas central heating & double glazing and briefly comprises: to the ground floor entrance hallway; w.c; study, open plan kitchen/living/diner with a range of modern fitted base and wall units, integrated oven, hob & extractor & fridge freezer and patio doors leading to the enclosed rear garden.

To the first floor there is a spacious lounge with bay window and feature fire; two bedrooms and a shower room. To the second floor there is the master bedroom with ensuite shower room; a further double bedroom and a bathroom with white suite.

Externally there is an enclosed rear garden with lawn & patio areas. The property further benefits from an integral garage & parking for 2 cars.

Built in 2006, this property offers modern amenities while retaining a classic British charm. The 1,378 sq ft of living space provides a comfortable and cosy atmosphere for you to call home.

Situated in a lovely neighbourhood, this house is perfect for those seeking a



peaceful and friendly community to be a part of. Market Bosworth offers a range of amenities including shops, restaurants, and beautiful green spaces for leisurely strolls. EPC rating C. Council tax band E

**\*\*RENT £1550 PCM \*\* HOLDING DEPOSIT £357.00 \*\* SECURITY DEPOSIT £1788.00\*\***



### Referencing Information

Prospective tenants will be required to complete a credit referencing application upon payment of a holding deposit equivalent to one weeks rent. Should your reference check be successful we will refund your holding deposit unless you wish to utilise it towards your first month's rent. Upon successful completion of referencing, one month's rent in advance and a security deposit equivalent to five weeks rent will be payable.