

Alexanders



Main Street

Desford



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Desford

- Brand New detached family home (10 year NHBC)
- Exclusive gated development
- Modern open plan kitchen/diner
- Underfloor heating to ground floor
- Three further reception rooms
- Five bedrooms, three ensuites and a family bathroom
- Principal bedroom with ensuite
- Landscaped low maintenance rear gardens
- Ample off road parking and double garage
- EPC Rating B / Council Tax Band TBC / Freehold

General Description

Alexanders of Market Bosworth are delighted to introduce to the market a new detached executive family home located within a gated development in the heart of Desford. The property is completed to exacting requirements utilising select quality build materials, resulting in a remarkable new home and is being sold with a 10 year NHBC guarantee.

Located off Main Street, the property enjoys a quiet and secluded position, nestled within the conservation area of the sought-after village of Desford and approached via a gated driveway shared with three other properties. There is ample off-road parking and an integrated double garage. The rear gardens offer complete privacy and are laid mostly to lawn with paved seating areas directly to the rear of the property.

Internally the property offers versatile living space with beautifully appointed and well-laid out accommodation set over two floors. Enter into a spacious entrance hall with Amtico underfloor heating throughout the ground floor and oak staircase rising to the first floor.

Access from the hall into the large open-plan kitchen/ diner with fitted appliances including Quooker tap, incorporating a centre island/breakfast bar with onyx worktops. Beyond is the dining area with double doors into the living room and bi-fold doors that lead out onto a seating terrace and gardens, perfect for summer entertaining. There are two additional reception rooms to the ground floor as well as a utility room and separate WC.



The landing leads to five bedrooms and the family bathroom. The main bedroom features a walk in wardrobe and contemporary ensuite shower room. Bedroom two and three also benefit en suite shower rooms and the second bedroom hosts a built in wardrobe.

Location

The property is located in the historic centre of the sought-after village of Desford which has an array of shops, pubs and eateries, alongside primary and secondary schooling including Bosworth Academy, an Ofsted 'outstanding' secondary school and excellent commuter links.

Distances

Leicester 8 miles, Hinckley 9 miles, Nottingham 27 miles, Birmingham 33 miles, East Midlands Airport 16 miles, Leicester Train Station 11 miles (Train to London from 1h 4m), Dixie 5 miles, Twycross 11 miles, Loughborough Endowed Schools 13 miles, Leicester Grammar 14 miles and Stonegate School 15 miles. (Distances are approximate).

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

Tenure

Freehold.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band TBC.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

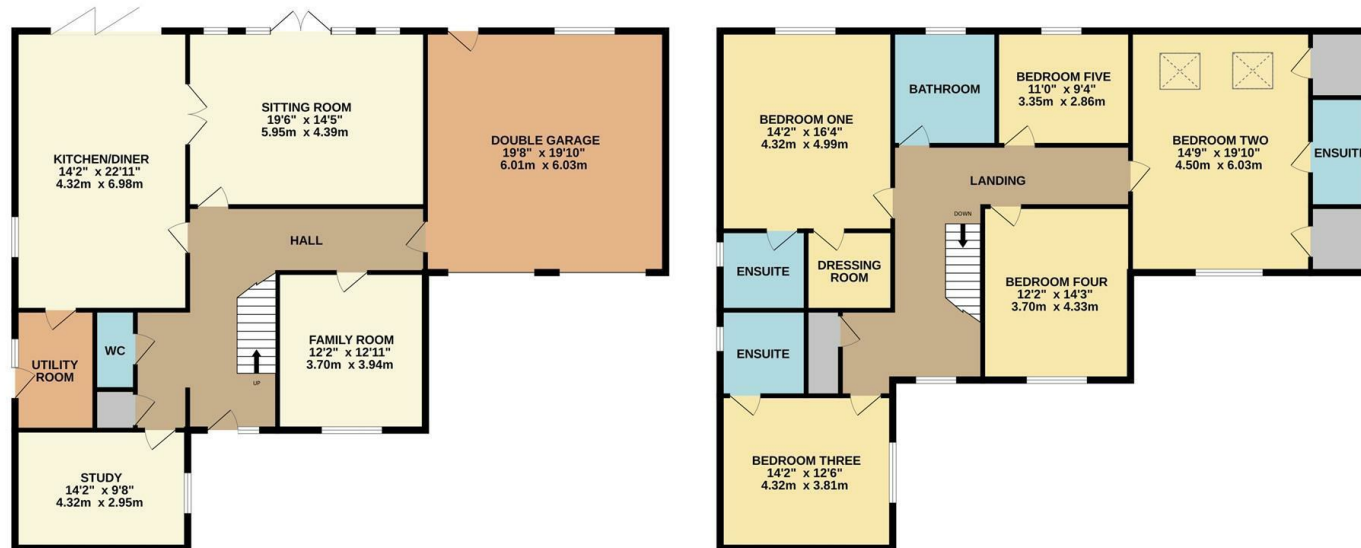
Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





TOTAL FLOOR AREA: 3177 sq.ft. (295.2 sq.m.) approx.

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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Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.