

Alexanders



Goulton Crescent  
Desford





# Goulton Crescent

## Desford

- A beautifully modern detached family house
- Lovely enclosed, private rear gardens
- Well-maintained, quiet cul-de-sac
- Immaculate interiors set across two floors
- Ofsted 'outstanding' secondary school
- Four bedrooms and two bathrooms
- Bright and open kitchen and garden room
- Double width driveway and integrated garage
- EPC Rating C / Council Tax Band E / Freehold

### General Description

Alexanders of Market Bosworth are delighted to offer to the market a beautifully modern detached family house on Goulton Crescent in the well placed village of Desford. The property provides warm and inviting interiors and beautifully landscaped. The property is situated in a well-maintained, quiet cul-de-sac in this desirable Leicestershire village. There is an array of shops, pubs and eateries, as well as Ofsted 'outstanding' secondary school Bosworth Academy.

Internally, the floor area is well-laid out with immaculate interiors set over two floors. Upstairs you will find four good sized bedrooms and a family bathroom. The main bedroom provides a spacious ensuite shower room. On the ground floor you will enter into a spacious and inviting entrance hall which leads to a bay fronted living room, sitting room and a kitchen/breakfast room which has been sympathetically extended to incorporate a lovely garden room.





Outside, the rear gardens are laid mainly to lawn with mature borders and beautiful views to the rear. There is an expensive seating terrace directly to the rear of the property. There is a double width driveway to the front of the property providing offroad parking for two vehicles and access to an integrated single garage.

### Viewings

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

### Tenure

Freehold. Management Fee of £250.00 pa until April 2024, it then goes up to £300.00 pa with increases yearly.

### Local Authority

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

### Services

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

### Measurements

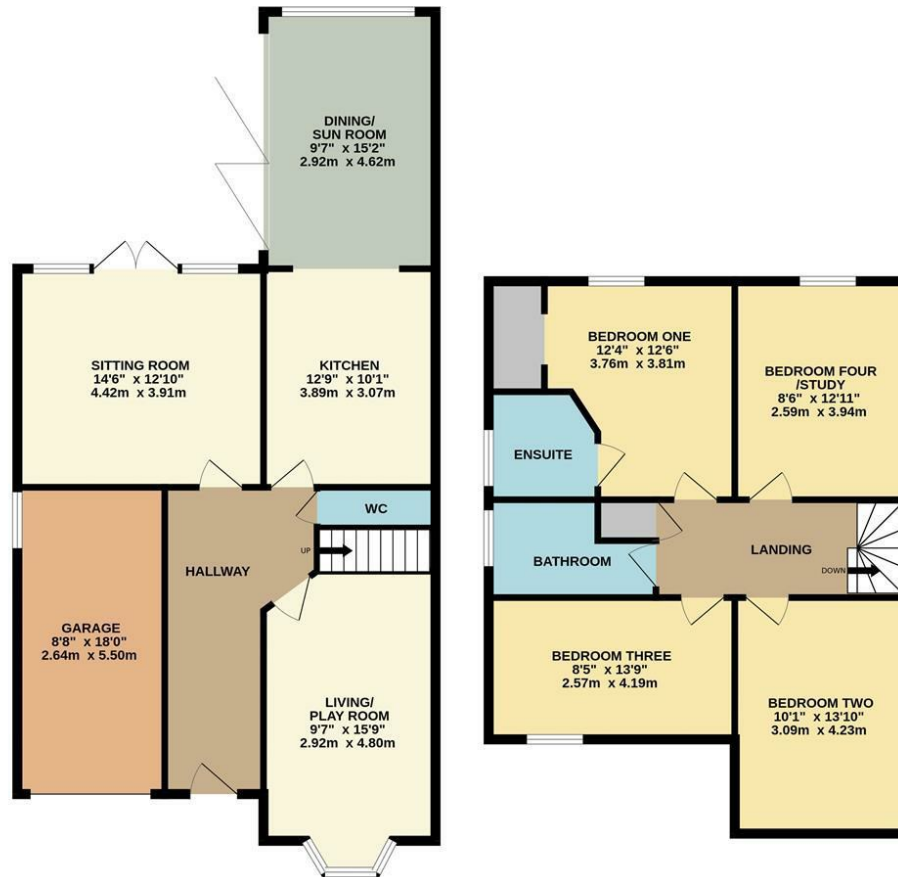
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### 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: 1666 sq.ft. (154.8 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**

7 Main Street  
 Market Bosworth  
 CV13 0JN

Telephone Sales: 01455 291471  
 Email: [mbsales@alexanders-estates.com](mailto:mbsales@alexanders-estates.com)

### 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.