

# Alexanders



## Trefeld

Harcourt Spinney, Market Bosworth



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## Harcourt Spinney, Market Bosworth

- Detached family home in prestigious location
- Approx. 1737 square feet of living space
- Perfect for redevelopment (STPP)
- Two double bedrooms to ground floor
- Dressing area and family bathroom
- Two reception rooms, kitchen, utility room
- Large driveway, garage and store with bedroom above
- Panoramic views on a plot of circa 0.41 of an acre
- Within walking distance of the historic village centre
- EPC Rating E / Council Tax Band F / Freehold

### General Description

Alexanders are delighted to offer to the market this rare, detached family home of approximately 1737 square feet set in an outstanding plot extending to circa 0.41 of an acre.

Trefeld enjoys one of the best locations in Leicestershire, located on the most sought-after Harcourt Spinney in Market Bosworth, only a short walk from the historic village centre and all of its' amenities. The property boasts an elevated position with large sweeping driveway, lawned gardens to front, rear and side. There are several seating areas taking full advantage of the beautiful panoramic views on offer to both front and rear aspects.

The accommodation is well laid out and offers considerable scope for contemporary redevelopment subject to the necessary planning consents. Currently there are two double bedrooms, dressing area and family bathroom. The reception space boasts a spacious entrance leading to dining hall, sitting room, kitchen and large utility. There is a further bedroom above the garage and store.



The property needs modernisation but boasts one of the most special positions within this popular market town. There is ample space to front, rear and side creating a truly private plot with huge potential and within touching distance to the Market Bosworth town centre with an eclectic mix of boutique shops and eateries, doctors' surgery, chemist and the excellent local schooling.

High levels of interest are anticipated in this fantastic opportunity. Call the office now to register your interest. Alexanders of Market Bosworth (01455) 291471.

### Tenure

Freehold.

### Services

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

### Local Authority

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

### 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.



**Ground Floor**  
Approx. 142.4 sq. metres (1533.0 sq. feet)



Total area: approx. 161.4 sq. metres (1737.1 sq. feet)

**First Floor**  
Approx. 19.0 sq. metres (204.2 sq. feet)



Viewing by appointment only

**Alexanders**

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Market Bosworth  
CV13 0JN

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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.