

Alexanders



Manor Gardens

Desford





# Manor Gardens

## Desford

- Spacious detached family home
- Quiet cul-de-sac location
- Large plot
- Dual aspect sitting room with feature fireplace
- Spacious kitchen/breakfast room
- Four double bedrooms and family bathroom
- Principal bedroom with ensuite
- Double width driveway and double garage
- EPC Rating D / Council Tax Band E / Freehold

### General Description

Alexanders of Market Bosworth offer to the market this spacious four-bedroom, detached family house located within an executive quiet cul-de-sac positioned on a generous plot with mature gardens, double width drive and double garage.

Offering huge potential to extend subject to necessary planning consents.

This inviting home has been beautifully maintained by the current owners since owned from new, from the entrance hall there is a large front to back sitting room with feature gas fireplace and French doors out onto the gardens, double doors lead into the dining room which in turn leads through to a spacious kitchen/ breakfast room and utility area. There is also a WC to the ground floor.

Upstairs expect to find four double bedrooms, a family bathroom, with the main bedroom having a three-piece ensuite shower room.

Externally, the gardens are impressive in size laid mostly to lawn with established borders, mature trees and several seating areas. There is access to the garage via the front and rear with ample parking to the front via a double width drive to the side of the property.





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## Location

Manor Gardens is located off Manor Road in the heart of the sought-after village of Desford which offers an array of shops, pubs and sports facilities, and easy access to Leicester and the M1 motorway. There is also the Ofsted 'outstanding' Bosworth Academy secondary school and Ofsted rated 'Good' primary school within easy walking distance.

## Viewings

Viewing strictly by appointment only via sole selling agent, 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 E.

## Measurements

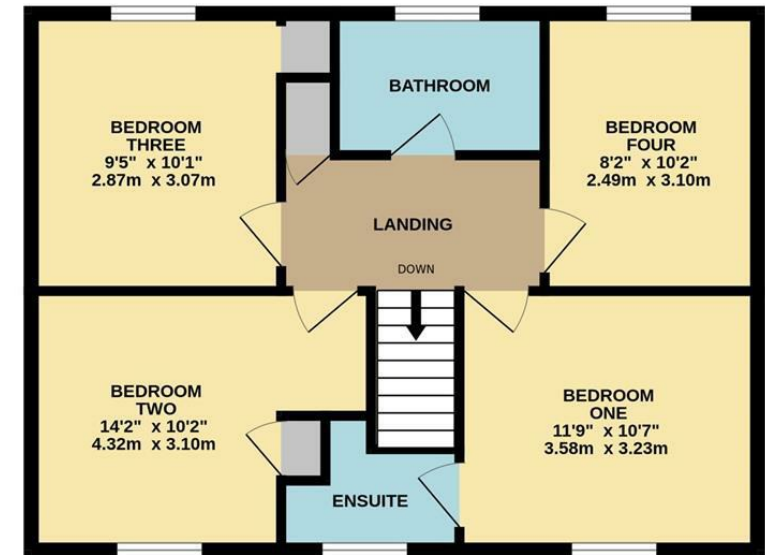
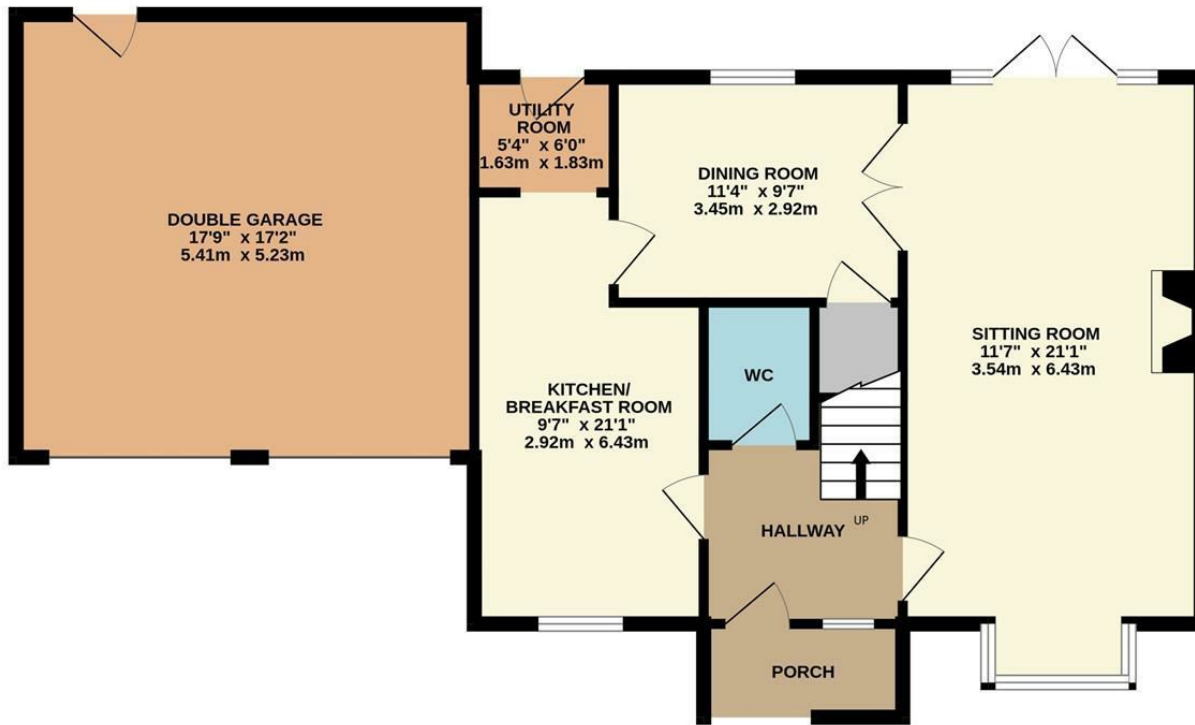
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## 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 : 1534 sq.ft. (142.6 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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Viewing by appointment only

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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.

