



Station Road

Market Bosworth

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- Substantial semi detached home
- Walking distance to idyllic Market Bosworth
- Full planning for two storey rear extension
- Sitting room and kitchen/diner
- Downstairs bathroom
- Three bedrooms
- Large gardens to front and rear
- EPC Rating D / Council Tax Band B / Freehold

General Description

Alexanders of Market Bosworth offer to the market this well maintained three bedroom semi-detached home in the heart of the historic market town, a stone's throw from the exceptional local amenities to include restaurants, pubs, shops, dentist, doctors' surgery and excellent local schooling.

Set back from Station Road, the property boasts large front garden with potential for extensive driveway, and to the rear a good sized garden laid mostly to lawn.

The property has been in the same ownership for over 30 years and has been well-maintained but is now ready for some internal updating and also benefits from full planning permission and measured drawings for a two storey extension to the rear. There is access rights from the front to the rear of the house using the adjacent driveway (pedestrian only) as well as drainage/service rights should the extension be built.

The internal living accommodation is laid across two floors to briefly comprise; Entrance hall, sitting room, kitchen diner and bathroom. To the first floor are three bedrooms.



An internal inspection is strongly recommended to appreciate the potential of this superb property

Accommodation

Ground Floor

Sitting Room

14'2 x 11'8 max (4.32m x 3.56m max)

Kitchen/Diner

12'0 x 10'8 (3.66m x 3.25m)

Bathroom

First Floor

Bedroom One

14'2 x 11'8 max (4.32m x 3.56m max)

Bedroom Two

8'10 x 10'8 max (2.69m x 3.25m max)

Bedroom Three

8'8 x 7'5 (2.64m x 2.26m)

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 B.

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 : 794 sq.ft. (73.7 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.