



Stanley Road

Market Bosworth

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- No Upward Chain
- Extended four bedroom semi-detached family home
- A short walk from the square in Market Bosworth
- Ample off-road parking and extended single garage
- uPVC double glazing and gas central heating throughout
- Private rear gardens enjoy a west-facing aspect
- Large outdoor workshop
- EPC Rating D / Council Tax Band C / Freehold

General Description

Alexanders of Market Bosworth offer to the market with no upward chain a superb extended four bedroom semi-detached family home with west-facing gardens on Stanley Road; a short walk from the square in the centre of the historic market town of Market Bosworth.

Outside, the private rear gardens enjoy a west-facing aspect and are laid mainly to lawn with paved seating area directly to the rear of the property.

There is a driveway to the right hand side of the property providing off-road parking for three vehicles and in turn leading to an extended single garage and large workshop to the side.

Accommodation

Extending to an impressive 1,127 square feet the property offers well-proportioned room sizes, ample off-road parking, and there is uPVC double glazing and gas central heating throughout.

The accommodation is in need of modernisation but in brief comprises; Porch, Entrance hall, sitting room, kitchen/diner and snug. There is also a utility area and shower room to the ground floor.

Upstairs you will find four bedrooms, and the family bathroom.



Location

Market Bosworth has a selection of independent shops, public houses and eateries. There is a market every Wednesday and a farmers' market on the fourth Sunday of every month.

The area is also well known for its schooling, including The Market Bosworth School, an Ofsted 'outstanding' secondary school.

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 C.

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.

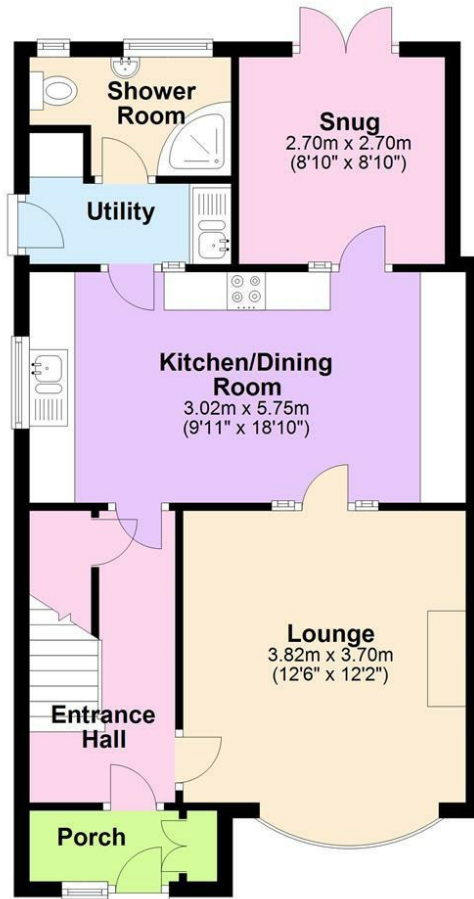
Money Laundering

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.



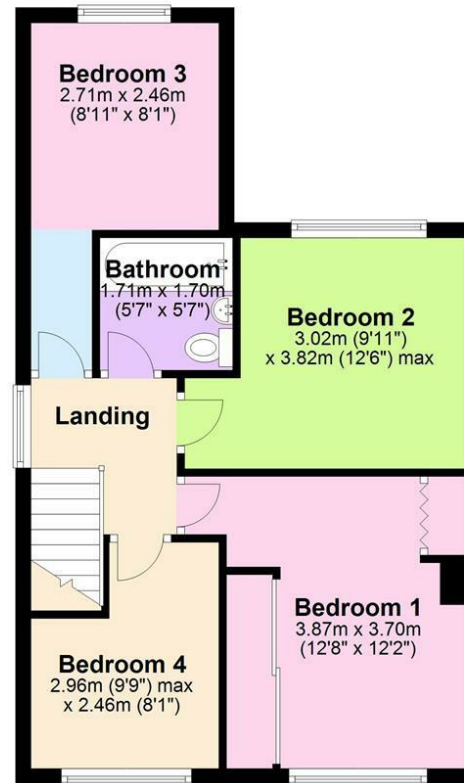
Ground Floor

Approx. 57.9 sq. metres (622.8 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.9 sq. feet)



Total area: approx. 104.8 sq. metres (1127.7 sq. feet)



Viewing by appointment only

Alexanders

7 Main Street
Market Bosworth
CV13 0JN

Telephone Sales: 01455 291471
Email: 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.