



Southfield Way

Market Bosworth

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- A lovingly maintained family home
- Spacious sitting room with feature fireplace
- Modern kitchen/breakfast room
- Large conservatory, downstairs cloakroom
- Three good sized bedrooms and a family bathroom
- Large rear garden extending to circa 75 feet
- Within walking distance of Market Bosworth
- Gravelled driveway providing ample off road parking
- EPC Rating D / Council Tax Band B / Freehold

General Description

Alexanders offer to the market this well maintained three-bedroom end of terrace bay fronted period home just a stone's throw from historic town of Market Bosworth, with its' exceptional local amenities to include restaurants, pubs, shops, dentist, doctors' surgery and excellent local schooling.

Located on Southfield Way, the property affords off street parking and a generous 75 feet mature rear garden laid mostly to lawn with a large seating area.

With gas central heating, uPVC double glazing and the added benefit of being full rewired in 2024, the internal living accommodation is laid across two floors to briefly comprise; Porch, sitting room with feature fireplace, kitchen/breakfast room leading into a large conservatory and W/C.

Upstairs there are three bedrooms and a three-piece family bathroom.



Externally, to the front of the property there is a gravel drive with access to the rear garden via the side. The rear garden boasts a private westerly facing aspect with large lawned area, established borders, garden shed and a paved seating terrace.

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 B.

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.

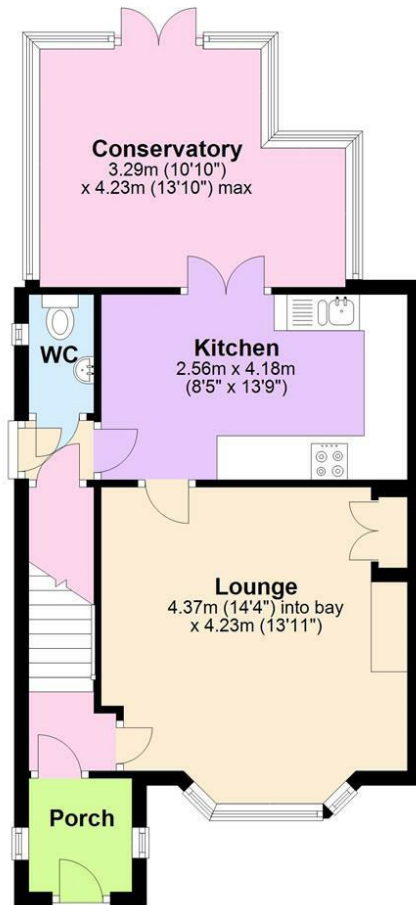
Money Laundering

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.



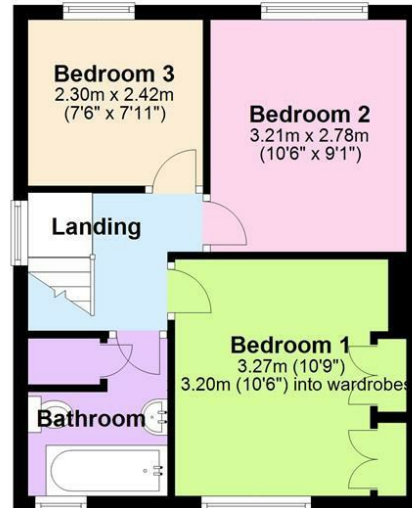
Ground Floor

Approx. 50.3 sq. metres (541.2 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



Total area: approx. 84.9 sq. metres (914.0 sq. feet)



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.



Viewing by appointment only

Alexanders

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