

Alexanders



Cambridge Drive

Desford



# Cambridge Drive

## Desford

- NO UPWARD CHAIN
- Flexible three bedroom detached family home
- Situated at the end of a quiet no through road
- Three reception rooms
- South-west facing rear gardens
- Double garage
- Off road parking for three cars
- EPC Rating D / Council Tax Band C / Freehold

### General Description

Alexanders of Market Bosworth offer to the market, with no upward chain, a large flexible three bedroom detached family home situated at the end of a quiet no through road with double garage and rear gardens enjoying a south-west facing aspect.

Boasting an impressive 1,929 square feet of accommodation, having been well-maintained over many decades the property may now require some modernisation and remodelling to meet modern standards. The property provides uPVC double glazing and gas central heating.

Expect to find, entrance hall leading to large games room/bedroom, generous utility room, kitchen/breakfast room, WC and three further reception rooms to include split level sitting room, dining room and conservatory.

Upstairs there are three bedrooms and the family bathroom.

Outside, the property affords ample parking for three cars side by side, and access into the double garage. There is a small side garden with raised planters and garden path to the rear. The gardens are laid mostly to lawn with paved seating terrace.



## Location

The property is located on Cambridge Drive in the sought-after village of Desford with an array of shops, public houses and eateries, along with a doctors surgery, dental practice, and pharmacy.

There are good transport links with easy access to Leicester and the M1 motorway, and also a bus service to Leicester and Market Bosworth.

## 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.





Total area: approx. 179.3 sq. metres (1929.6 sq. feet)



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**Alexanders**

7 Main Street  
Market Bosworth  
CV13 0JN

Telephone Sales: 01455 291471  
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.