



Spinney Hill  
Market Bosworth

# Spinney Hill

## Market Bosworth

- A superb four bedroom family home
- Located on a quiet cul-de-sac location
- Recently fitted kitchen/breakfast room
- North-facing generous rear gardens
- Double garage
- Well maintained and landscaped rear gardens
- Within walking distance of the centre of Market Bosworth
- EPC Rating D / Council Tax Band D / Freehold

### General Description

Alexanders of Market Bosworth offer to the market a unique opportunity to purchase this superb four bedroom family home with north-facing generous rear gardens. Set within a quiet cul-de-sac location, and ideally situated within walking distance to the centre of Market Bosworth.

Affording uPVC double glazing and gas central heating, the property has been extended and upgraded by the current owners and now extends to gross floor area of circa 1,200 square feet.

Laid across two floors expect to find; Entrance hall, large sitting room with double doors to dining room, leading into the recently fitted kitchen/breakfast room. Located on the entrance hall is two useful cupboards and the WC.

Upstairs expect to find four good sized bedrooms and the family bathroom, noting the second largest bedroom also benefits from a walk-in shower neatly placed in the corner of the room.

Externally the front of the property there is a large lawned area with garden path to the front door, there is potential to drop the kerb (subject to planning consents) and create a generous front drive.

Currently, to the rear of the property there is a double garage, well landscaped gardens with mature borders and lawn, there is a seating terrace directly to the rear of the property and access to the side.



## Location

Market Bosworth offers a selection of independent shops and a tempting array of pubs and restaurants in the neighbouring villages making for a pleasant rural community. The market is held every Wednesday and a popular farmers' market every month.

The area also has an excellent reputation for its schooling both primary and secondary.

## 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 D.

## Services

We are advised that mains gas, electricity, water, and drainage are connected.

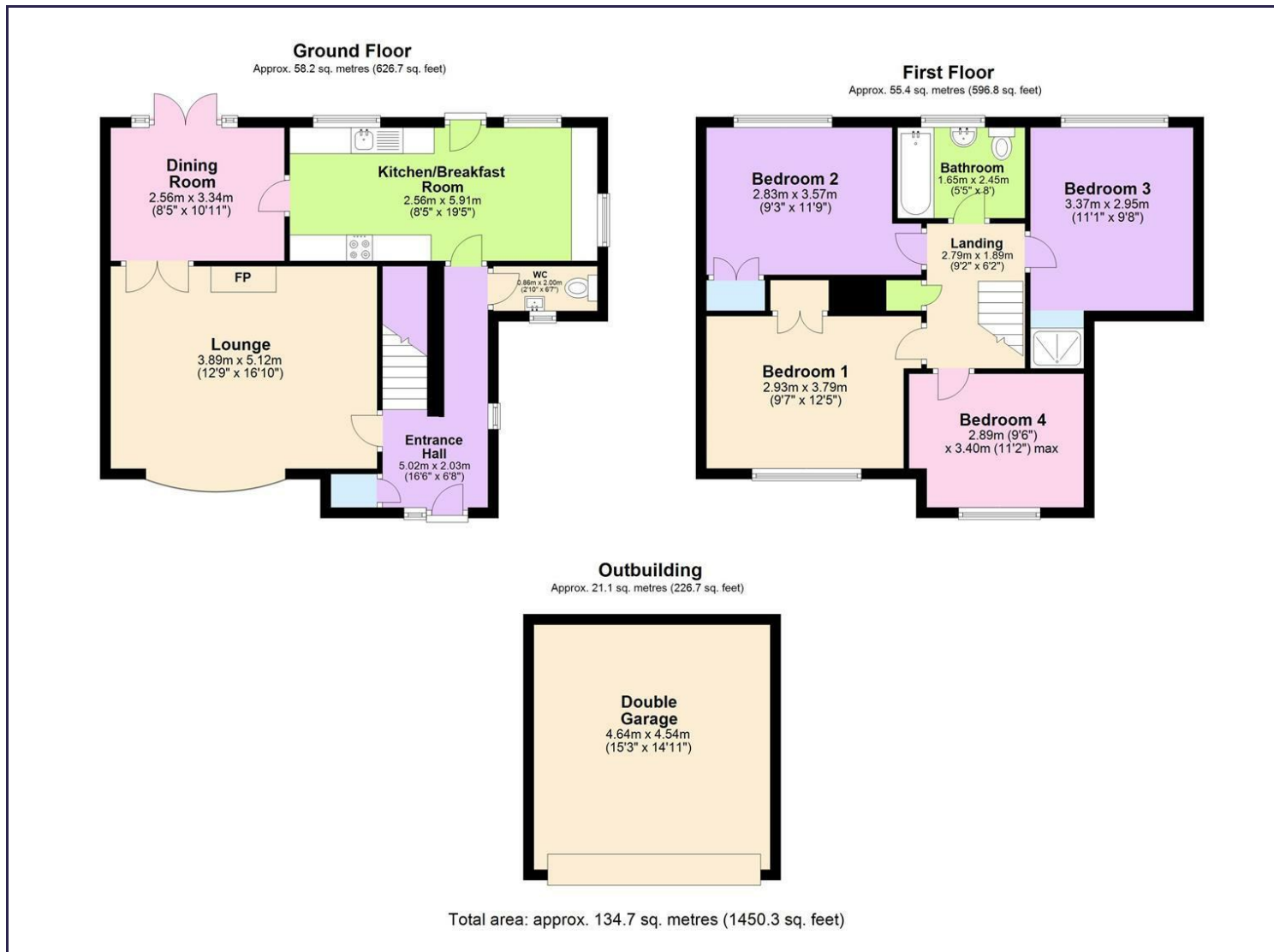
## Measurements

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.





Viewing by appointment only

**Alexanders**

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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.