



Southfield Way
Market Bosworth



Lex Interiors

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- Fully refurbished semi-detached home
- Quiet cul-de-sac close to Market Square
- Contemporary living kitchen with herringbone flooring
- Sitting room with feature fireplace
- Three good sized bedrooms
- Contemporary three-piece family bathroom
- Landscaped south facing rear gardens
- Gated driveway providing ample parking
- EPC Rating C / Council Tax Band C / Freehold

General Description

Alexanders offer to the market this beautifully refurbished, modern family house in a cul-de-sac location in the heart of Market Bosworth with easy access into the marketplace. This sought after village is host to an impressive array of amenities including an eclectic mix of boutique shops and eateries, doctors' surgery, chemist and superb local schooling.

Internally, the property has been beautifully modernised by the current owners and features open-plan contemporary living space alongside generous bedroom sizes and modern bathroom.

In brief, expect to find; Porch, entrance hall with access to sitting room with feature fireplace and window overlooking the impressive garden, stylish open plan kitchen living area comprising herringbone flooring and an extensive range of eye and base shaker style units with centre breakfast island inset Belfast sink, built in double oven/grill, dishwasher, fridge freezer and washing machine. Doors lead into a separate utility room and downstairs WC.

To the first floor are two generous double bedrooms, with the main bedroom housing fitted wardrobes, there is a further good-sized single bedroom and the contemporary, newly appointed family bathroom.





Externally, the property boasts an excellent plot with mature front gardens and a gated drive providing off-road parking for at least three vehicles. There is a shared access to the side, leading to a superb south-facing garden landscaped with no expense spared there is now an exceptional seating area directly to the rear of the property with steps down from the kitchen living area, the rest of the garden is laid mostly to lawn with raised beds to the side stocked with well-established trees and borders with privacy in mind, there is also space for garden shed.

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 Road, Hinckley, Leics LE10 0FR (Tel: 01455 238141). Council Tax Band C.

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

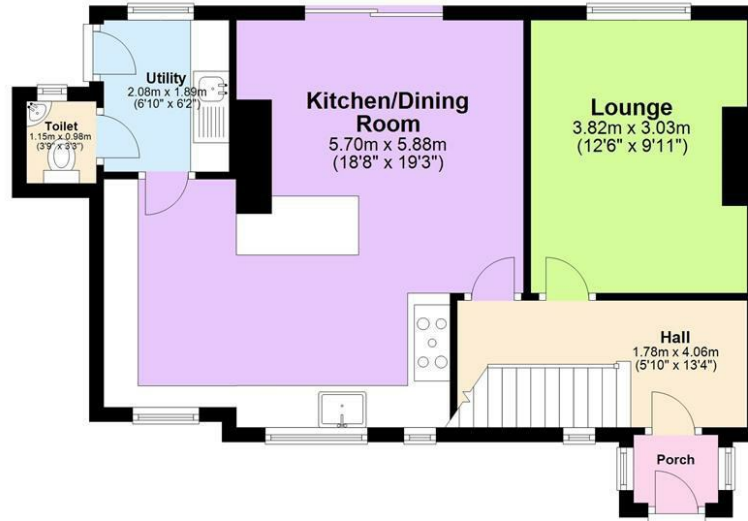
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





Ground Floor

Approx. 53.5 sq. metres (575.9 sq. feet)



First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Total area: approx. 94.3 sq. metres (1014.7 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.

