

Alexanders



Southfield Way

Market Bosworth



# Southfield Way

## Market Bosworth

- Available with No Upward Chain
- Situated within walking distance of historic Market Square
- Two formal reception rooms
- Newly installed kitchen with remaining warranty
- Utility, W/C and conservatory
- Three good sized bedrooms
- Recently upgraded shower room
- South facing rear garden and off-road parking
- EPC Rating D / Council Tax Band C / Freehold

### General Description

Alexanders of Market Bosworth offer to the market with No Upward Chain this three-bedroom semi-detached house situated within walking distance of the historic market town with generous south facing gardens.

The property has been lovingly maintained and recently renovated to create a lovely family home. The internal living space extends to over 1000 square feet and benefits from gas central heating and UPVC double glazing.

Expect to find in brief; Entrance hall with laminate wooden flooring continuing through into the two reception rooms both with windows overlooking the rear garden, there is a newly installed kitchen with remaining 10-year warranty comprising base units with granite effect work surfaces and inset stainless steel sink and drainer, there is a Lamona oven and electric hob with extractor hood over, further doors lead into separate utility/ WC and side conservatory.

Upstairs are three good-sized bedrooms and a recently appointed three-piece family shower room comprising low flush WC, wash hand basin over grey vanity unit. Shower within cubicle. Along with heated towel rail and slate effect panelling to the floor and walls.



The property is set in an excellent plot with generous front gardens, off-road parking to the side with further to add if required, and south facing gardens to the rear. Located a short walk from the market square which is host to an impressive array of amenities including an eclectic mix of boutique shops and eateries, doctors' surgery, chemist and superb local schooling.

### 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.

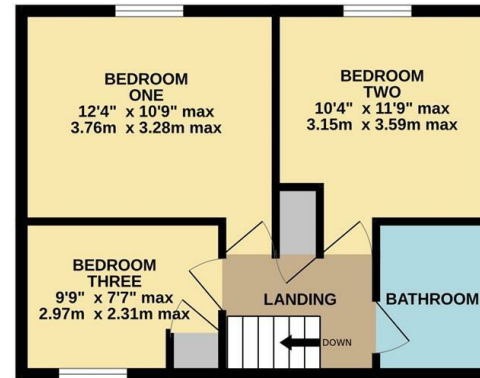
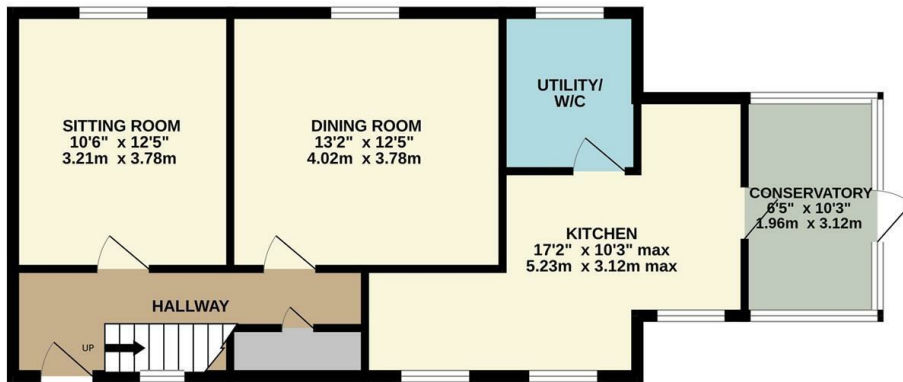
### Measurements

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.





TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



Viewing by appointment only

**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.