



Spinney Hill

Market Bosworth

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- No upward chain
- Spacious three bedroom detached property
- Potential to extend subject to the necessary planning
- Off-road parking and single garage
- Rear views across local farmland.
- Positioned on a quiet no through road
- Landscaped rear garden with seating terrace
- EPC Rating D / Council Tax Band D / Freehold

General Description

Alexanders of Market Bosworth offer to the market, with no upward chain, a spacious three bedroom detached property in Market Bosworth.

The property occupies an elevated plot and has excellent potential to extend subject to the necessary planning consents. The property boasts generous west-facing garden to the rear, and gardens to the front with drive, giving off-road parking for one vehicle and access to detached single garage.

Internally, the property has accommodation laid across two floors to comprise in brief: Porch, entrance hall, sitting room with opening into dining room with sliding doors giving direct garden access, and kitchen. There is also a useful understairs cupboard.

Upstairs expect to find three bedrooms, both doubles benefiting from fitted wardrobes and a family shower room with separate WC.

This superb family home is positioned on a quiet no through road, set within a generous plot with lawned gardens to the front, private driveway and garage to the side. With the rear gardens also landscaped mostly to lawn with several seating areas, established borders and far reaching views across local farmland.



Location

The property is a short walk from the highly sought-after historic market town and offers a full host of local amenities including a doctors surgery, superb eateries, boutique shops, grocery store and a dentist.

There is also an excellent range of schooling with both independent and state options. Market Bosworth and the surrounding villages are quintessentially English, and there is an excellent local network of public houses, sports and leisure facilities and countryside walks on offer.

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.

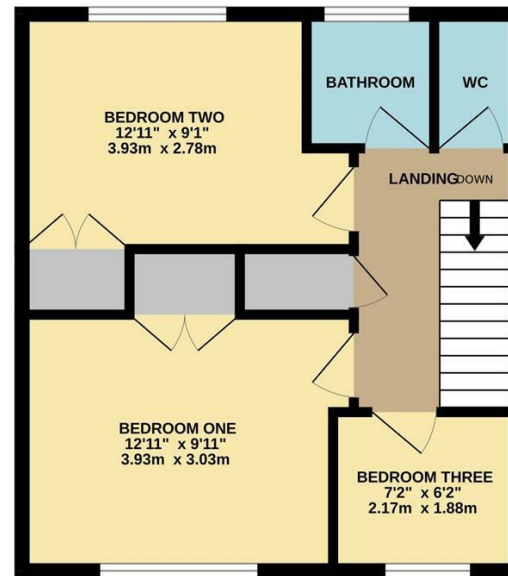
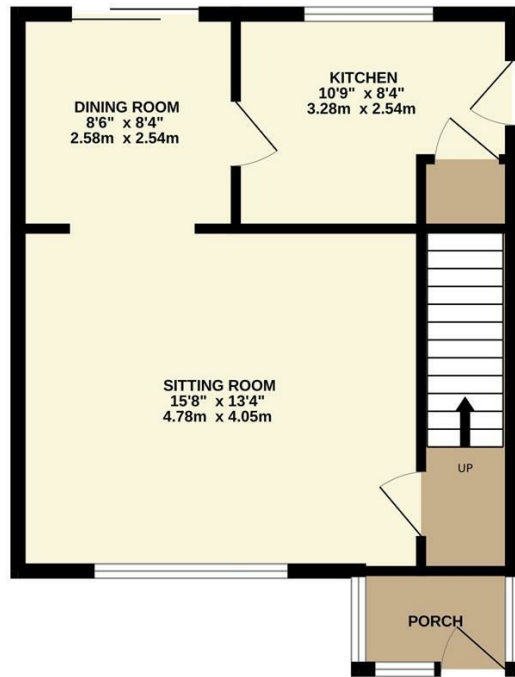
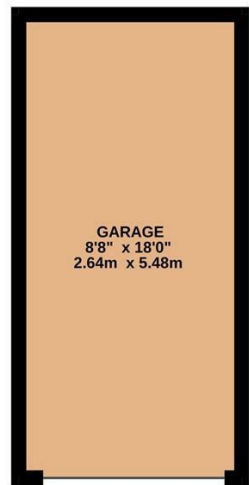
Measurements

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.





TOTAL FLOOR AREA : 1010 sq.ft. (93.9 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.
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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.