



## York Close

Market Bosworth

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- Recently renovated detached bungalow
- Contemporary fitted kitchen
- Spacious sitting room
- Two good sized bedrooms
- Upgraded bathroom
- Driveway with ample off road parking
- Landscaped low maintenance gardens
- Close to the historic Market square
- EPC Rating D / Council Tax Band C / Freehold

### General Description

Alexanders offer to the market a recently upgraded two-bedroom detached bungalow set within a quiet cul-de-sac in the historic location of Market Bosworth. This sought-after village is host to an impressive array of amenities to include an eclectic mix of boutique shops, independent eateries, country pubs, doctors' surgery, chemist and superb local schooling.

Presented in first class condition throughout, the property has been recently re-wired and re-plumbed with new gas boiler.

Internally the bright and modern living accommodation comprises in brief; entrance hall, two double bedrooms, a beautiful bathroom, sitting room and a fully fitted contemporary kitchen.

To the front of the property is a driveway giving off-road parking for several vehicles, and a well-stocked but low maintenance front garden.

To the side of the property is a detached single garage with electric up and over door, power and lighting.

There is a side gate through to the rear garden, which has been landscaped to incorporate a composite decked seating area, artificial lawn, established borders and steps up to a good-sized garden room.



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

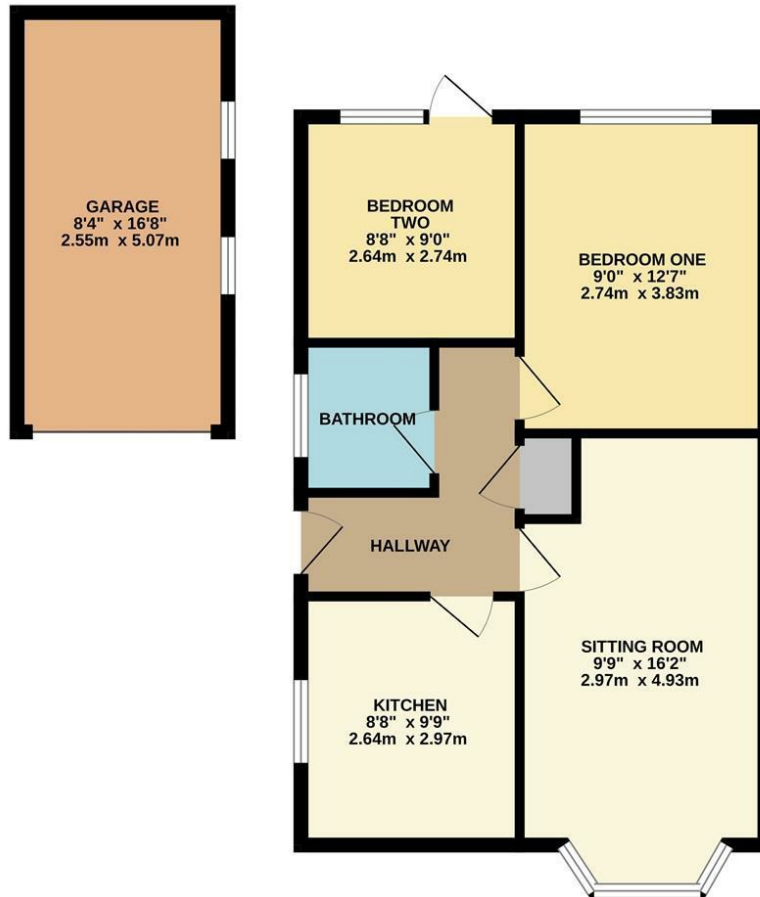
## Measurements

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 : 681 sq.ft. (63.3 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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### 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.