



Shericles Way  
Desford







# Shericles Way

## Desford

- A beautifully presented family home in sought-after village
- Constructed by Bellway Homes in 2018
- Sold with the remainder of its NHBC warranty
- Spacious kitchen/breakfast room and sitting room
- Four good sized bedrooms
- Family bathroom and ensuite shower room
- Off road parking for three vehicles
- South westerly facing garden
- EPC Rating B / Council Tax Band C / Freehold

### General Description

Alexanders of Market Bosworth offer to the market a delightful four bedroomed semi-detached family home constructed by Bellway Homes on Shericles Way in the sought-after Leicestershire village of Desford.

Set within a quiet cul-de-sac and backing onto nearby countryside, the property comes complete with a detached single garage with power and lighting, there is off-road parking for three vehicles and south westerly facing gardens laid mainly lawn with a decked seating terrace with pergola above.

The property was built by Bellway Homes in 2018 to the attractive Rothley design and is being sold with the remainder of its NHBC warranty. Since purchased, the current owners have upgraded the property with stylish, well-presented accommodation set over three floors with a floor area of 1094 square feet to comprise; Entrance hall, W/C, kitchen/ breakfast room, understairs cupboard and sitting room with doors into the garden.

On the first floor there are two double bedrooms, a further single bedroom and a family bathroom. The main bedroom which is of generous size is on the second floor, boasting a modern three-piece ensuite shower room.









## Location

The property is located in the sought-after village of Desford which has an array of shops, pubs and eateries along with primary and secondary schooling including Bosworth Academy, an Ofsted 'outstanding' secondary school, and excellent commuter links. The Paddocks development off Hunts Lane is positioned on the outskirts of the village with wonderful countryside walks on the doorstep, open green space and play areas for young families.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

## Tenure

Freehold. DISCLAIMER: management charges to be confirmed.

## 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

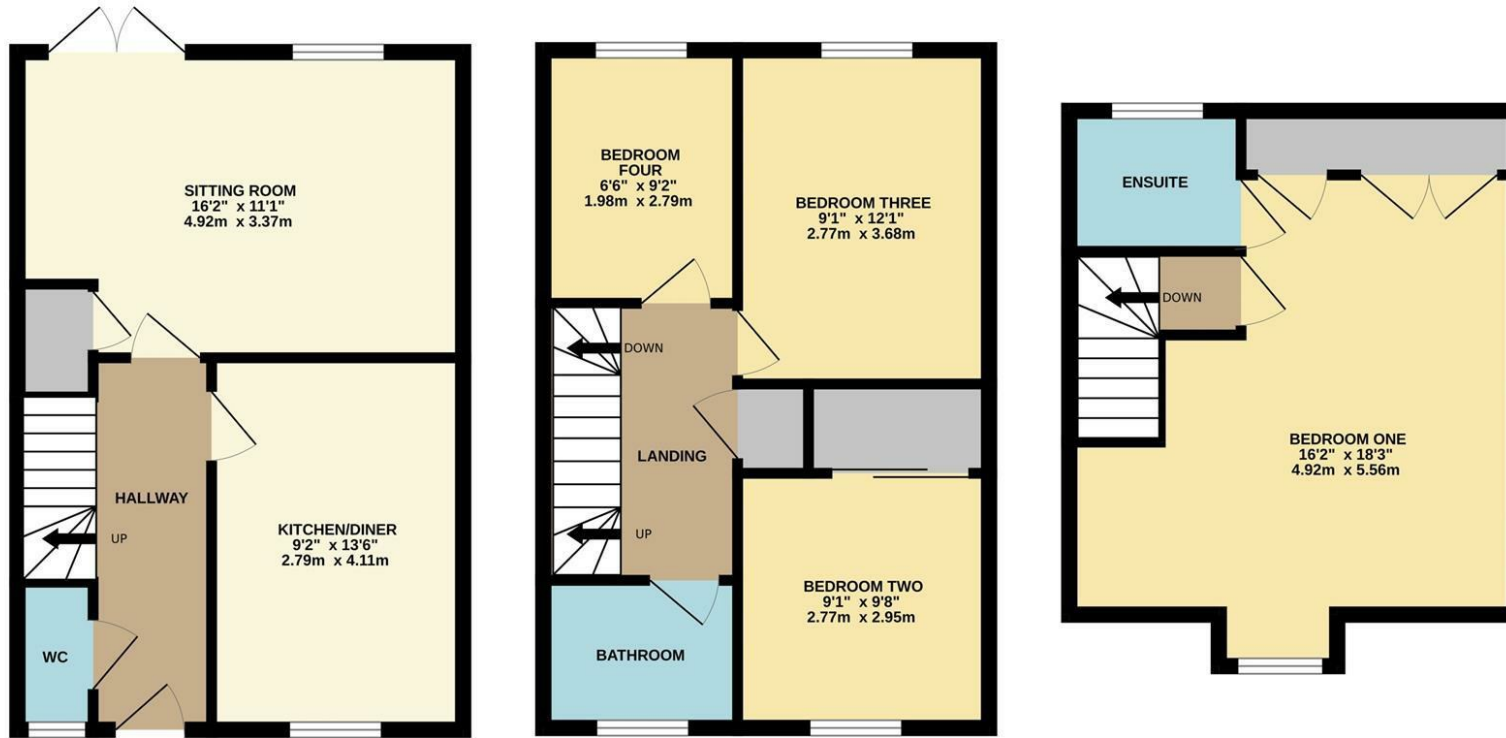
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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











TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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.



