

Alexanders



Shericles Way

Desford



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Desford

- Spacious detached family home
- Four well proportioned bedrooms
- Built by Messrs Bellway Homes in 2018
- Many upgrades made during the build and since owned
- Sizeable landscaped rear garden
- Detached single garage
- Lovingly maintained by the current owners
- Available with No Upward Chain
- EPC Rating B / Council Tax Band E / Freehold

General Description

Alexanders are pleased to offer to the market a spacious four bedroomed detached family home. Backing onto nearby countryside, the property comes complete with a detached single garage, beautifully landscaped gardens and off-road parking.

This modern family home is located in the sought-after village of Desford, built by Messrs Bellway Homes in 2018 and is being sold with the remaining years of its NHBC warranty.

The village offers 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.

Accommodation

Internally, the accommodation has been kept in exceptional order throughout with many upgrades made during the build and since owned.

The contemporary and well-proportioned rooms are laid over two floors to comprise: Entrance hall, sitting room, dining room/family room, kitchen/breakfast room with large island unit and a set of French doors out onto the landscaped rear gardens. There is also a utility room, WC and useful under-stairs store.



Upstairs the property benefits from four well-proportioned bedrooms, the main bedroom comes complete with a contemporary three-piece ensuite shower room and fitted wardrobes. There is also a four-piece family bathroom.

Outside, the driveway provides plentiful off-road parking which in turn leads to the detached single garage.

The sizeable non overlooked rear garden benefits from several seating areas, mature beds, garden pond and summer house with views across neighbouring farmland.

Viewings

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

Tenure

Freehold. Management charges of £114.00 per annum.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band E.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

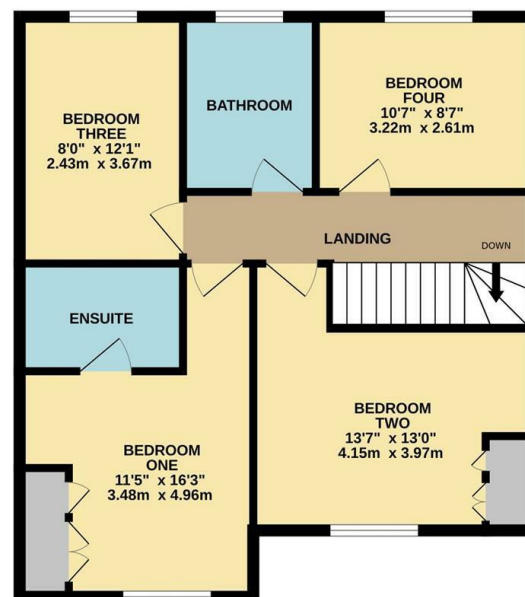
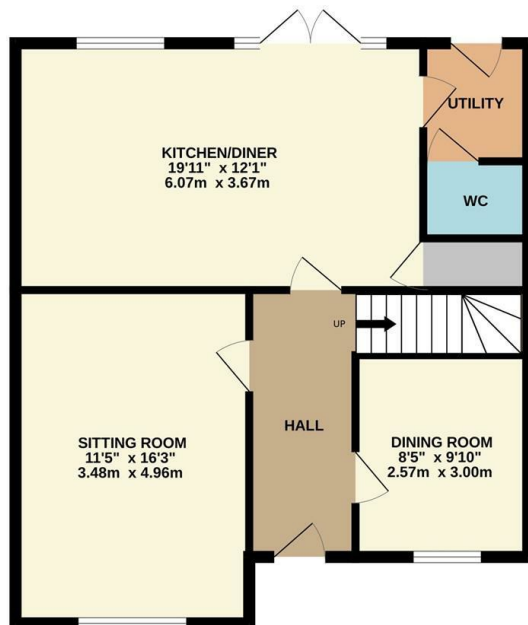
Measurements

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 : 1485 sq.ft. (138.0 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.