

Alexanders



The Park
Market Bosworth





The Park

Market Bosworth

- ****BACK ON MARKET DUE TO BUYERS INABILITY TO PERFORM****
- Situated on The Park in Market Bosworth
- Spacious detached bay-fronted home
- Two formal reception rooms
- Kitchen/breakfast room
- Three bedrooms and a family bathroom
- Mature gardens and open view to rear
- Large driveway and a single garage
- EPC Rating D / Council Tax Band D / Freehold

General Description

Alexanders of Market Bosworth are favoured with the instruction of this detached bay-fronted property, positioned on a substantial plot situated on The Park in historic Market Bosworth. The property offers a unique and special opportunity to acquire a period home with stunning park views to the front and open views to the rear.

Set back from the road, kept private by the mature tree-lined road and established hedging within the front garden, there is a lawned area, plentiful parking and a single garage to the front. To the rear are extensive gardens landscaped mostly to lawn with several seating areas and established borders, and several brick-built stores and garden sheds, leading out into a second wildflower garden with a delightful view of neighbouring farmland and beyond.

Internally, the property has many retained original features laid across two floors the accommodation comprises in brief; Entrance hall, bay-fronted sitting room with feature fireplace, opening through to dining room with double doors into the garden. A breakfast room opens into the kitchen with further doors through to side conservatory. There is also a WC on the ground floor. Upstairs expect to find three bedrooms and the family bathroom.





Location

Positioned on The Park, only a short walk away from the heart of historic Market Bosworth, a market town steeped in history and centred around a beautiful square boasting exceptional local amenities including pubs, restaurants and shops, cafes, dentist and doctors' surgery. There is a farmers' market held every month, recreational and sporting opportunities abound, and a thriving community amongst its neighbouring villages. The area is well known for its schooling, including The Dixie Grammar School in Market Bosworth and nearby Twycross House School, amongst many others.

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 D.

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

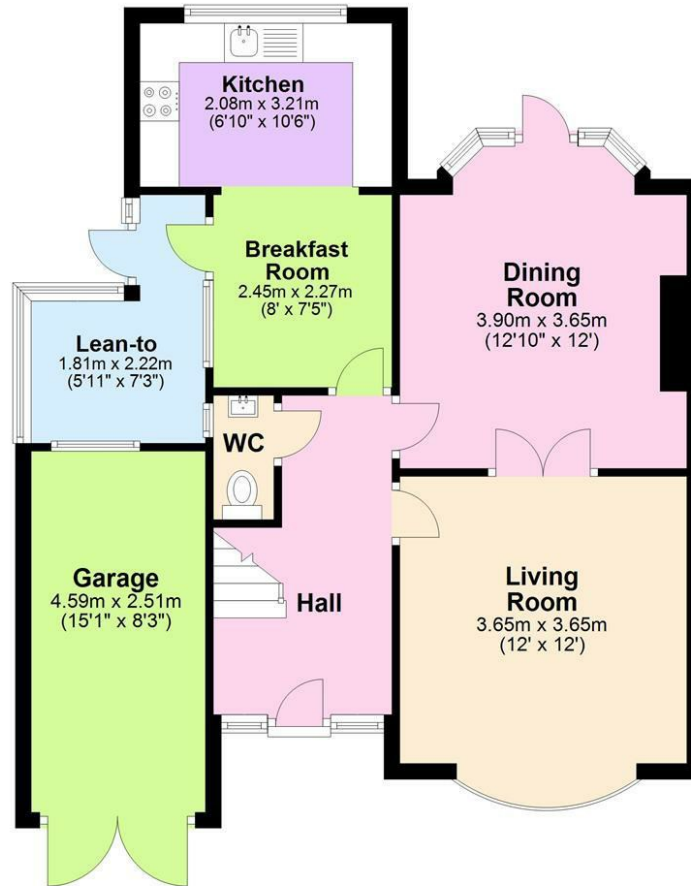
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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





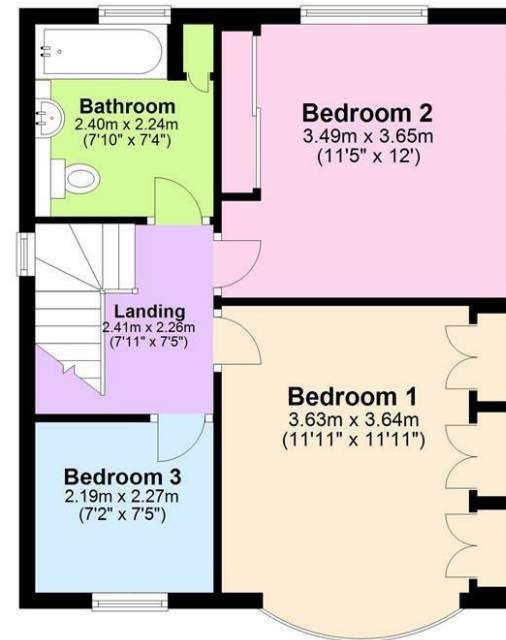
Ground Floor

Approx. 68.1 sq. metres (733.5 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



Total area: approx. 111.8 sq. metres (1203.3 sq. feet)



Viewing by appointment only

Alexanders

7 Main Street
Market Bosworth
CV13 0JN

Telephone Sales: 01455 291471
Email: 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.

