



Barton Road

Market Bosworth

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- Two-bedroom, two bathroom detached bungalow
- Set on a plot extending to just over ¼ of an acre
- Scope for redevelopment subject to the necessary planning consents
- Located on the most sought after Barton Road in Market Bosworth
- Sitting on an elevated position with open views to rear
- Landscaped front gardens and a private driveway
- Attached tandem garage
- EPC Rating E / Council Tax Band F / Freehold

General Description

Alexanders are delighted to offer to the market this neat and tidy, two-bedroom, two bathroom detached bungalow set in an outstanding plot extending just over 1/4 of an acre on the most sought after Barton Road in Market Bosworth.

With landscaped front gardens and a private driveway, the property is positioned centrally on its' grounds with totally private lawned gardens with mature borders and assorted patio areas and open views to the rear.

The area is well known for its schooling, including The Dixie Grammar School in Market Bosworth, nearby Twycross House School and Repton School, amongst many others.

There is a convenient train service from nearby Nuneaton to London Euston taking from 1 hour and 4 minutes, and the property is also well positioned for travelling by car with the A444 close by providing links to the M42.

Location

The property boasts an elevated position with open views to rear, and ample space to front creating a truly private plot within touching distance to the Market Bosworth town centre, a beautifully quaint, historic town nestled in Leicestershire countryside.

There is a selection of independent shops, and a tempting array of pubs and restaurants found in the town and its neighbouring villages, making for a pleasant rural community with recreational and sporting opportunities abound. The market is held every Wednesday and a popular farmers' market every month.



Accommodation

The accommodation is well laid out and offers considerable scope for contemporary redevelopment subject to the necessary planning consents.

Currently across its 1438 square feet of accommodation there are two double bedrooms, two bathrooms, kitchen, dining room, conservatory and living room all accessed via the porch and entrance hall. There is also an attached tandem garage.

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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 F.

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.

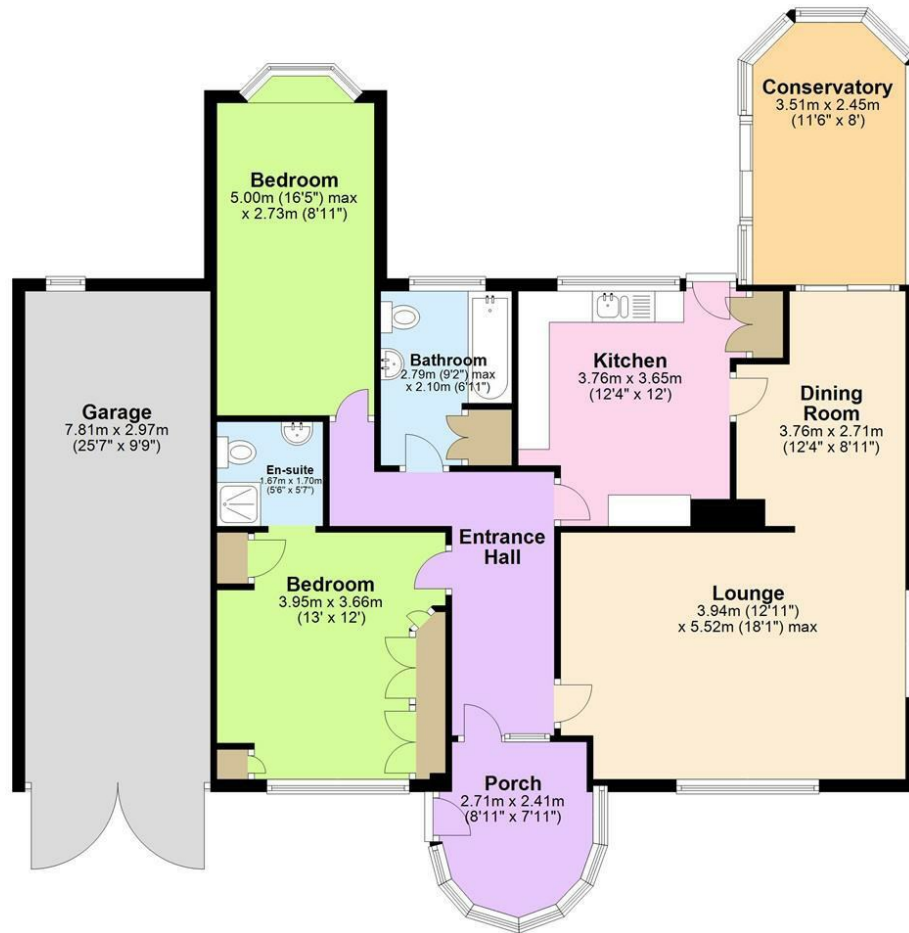
Money Laundering

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.



Ground Floor

Approx. 133.4 sq. metres (1435.8 sq. feet)



Total area: approx. 133.4 sq. metres (1435.8 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.