

Alexanders



The Old Butchers Shop

Main Street, Market Bosworth

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- No upward chain
- A beautiful restored period cottage
- Kitchen/breakfast room with four oven AGA
- Sitting room with open fire and exposed beams
- Three bedrooms and two bathrooms
- Located in the heart of this historic town
- Useful boot room and office space
- Courtyard gardens extending to 80 feet
- EPC Rating C / Council Tax Band E / Freehold

General Description

Alexanders of Market Bosworth offer to the market with no upward chain this beautiful period cottage situated on the Main Street in the heart of the highly sought-after Market Bosworth,

The Old Butchers Shop has been carefully renovated by the current owners. The beautifully appointed accommodation has been sensitively reconfigured and blends a wealth of character with modern conveniences to suit the needs of a family. The deceptive floor area extends to over 1,700 square feet to provide three bedrooms, three bathrooms, three reception rooms, an enviable kitchen/breakfast room with four oven AGA.

Location

The property is nestled in the heart of this historic market town and within a moments' walk of the historic square with its popular pubs, restaurants, and coffee shops.

The local amenities include a bank, convenience shop, doctors surgery and dental practice. There is also a selection of independent businesses including boutique shops, as well as a weekly market and a farmers' market held in the market place every month. Market Bosworth is surrounded by countryside with popular country pubs/restaurants in its neighbouring villages.

The area is well-known for its schooling, including The Dixie Grammar School and The Market Bosworth School.

Distance

Market Bosworth 0.5 miles from the town centre, Leicester 12.7 miles, Birmingham 28.5 miles, Dixie Grammar School 2 minutes walk, Twycross House School 5.6 miles, East Midlands Airport 19.3 miles and Nuneaton Train Station 10.2 miles (Nuneaton to London via rail from 59 minutes) (distances and timings are approximate).





BATH
SOAP EXTRA

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Accommodation

The main sitting room is accessed via a front porch with useful hanging space and wall panelling. The sitting room is a wonderful warm and inviting reception room, typical of a quintessential English cottage. You will find an open fire with exposed brick chimney breast, wall panelling, exposed beams to ceiling and solid oak flooring, supported by beautiful wallpaper adding warmth and interest to the room.

There is a door to the inner hallway leading to the traditional kitchen/breakfast room with four oven AGA. There is a range of fitted appliances, island unit with breakfast bar area and a Belfast sink. Beyond the kitchen there is a generous study and conservatory to the rear. There is a useful boot room access to a w.c. with space for utilities providing and door out into the first level of the courtyard garden.

On the first floor you will find three bedrooms and a family bathroom leading off from a spacious landing with exposed beams. The main bedroom has its own dressing area and contemporary shower room.

The Outside

To the rear of the property are gardens extending to 80 feet. The gardens have been designed for ease of maintenance in a courtyard style with several seating areas, perfect for entertaining, and a selection of flower beds. There is a green house and a several garden sheds at the bottom of the garden.

Viewing

Viewing strictly by appointment only via the 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 Road, Hinckley, Leicestershire LE10 0FR (Tel: 01455 238141). Council Tax Band E.

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.

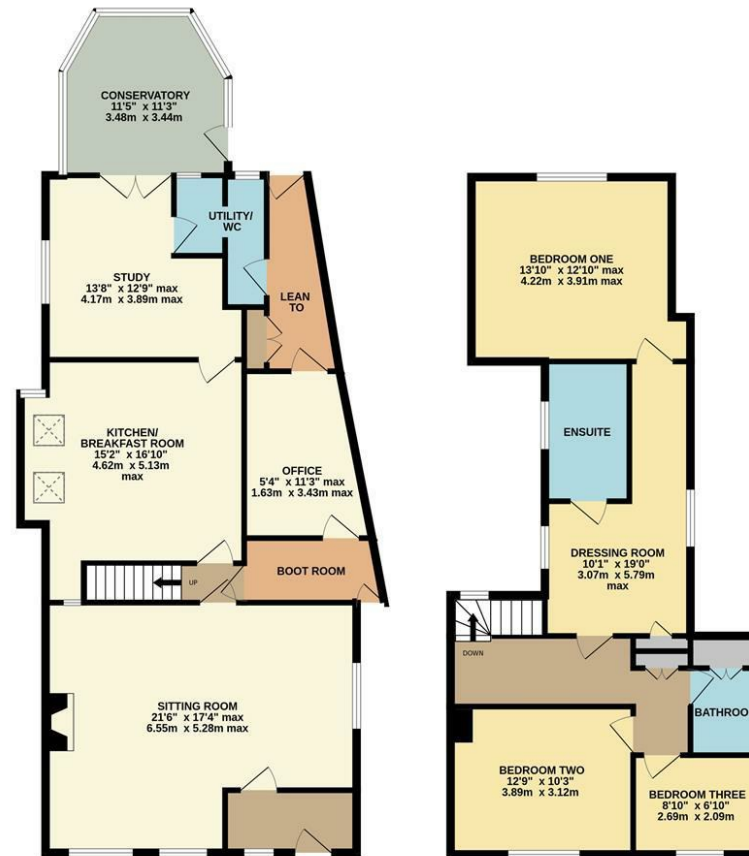
Money Laundering

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.





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TOTAL FLOOR AREA: 1822 sq.ft. (169.3 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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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.



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