

Alexanders



Stanley Road

Market Bosworth



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- Detached family home
- Extended property
- Quiet location
- Conservatory/ Garden room
- Four bedrooms
- Family bathroom and WC
- Landscaped private gardens
- Large drive and single garage
- EPC Rating D/Council Tax Band D/ Freehold

Location

The property is situated within a moment's walk of the historic square with 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 marketplace every month. The area is well-known for its schooling, including The Dixie Grammar School and The Market Bosworth School.



Accommodation Summary

Affording uPVC double glazing and gas central heating throughout, the property has been extended and upgraded to create this wonderful and exceptionally well presented family home. Laid across two floors expect to find an entrance hall with stairs rising to four bedrooms and the family bathroom. On the ground floor is a WC, a large through lounge diner with bi-fold doors leading into a spacious garden room. The kitchen features a range of eye and base shaker style units with wooden worktops and integrated appliances, there is also a fitted breakfast bar and pantry.

Externally, to the front of the property is a large double width drive that boasts off road parking for two vehicles and garage with landscaped beds on either side. The rear of the property offers a good sized rear garden, kept private by well-established hedging to surround laid mostly lawn and a sizeable patio area.

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 Leicestershire, LE10 0FR (Tel: 01455 238141). Council Tax Band D.

Measurements

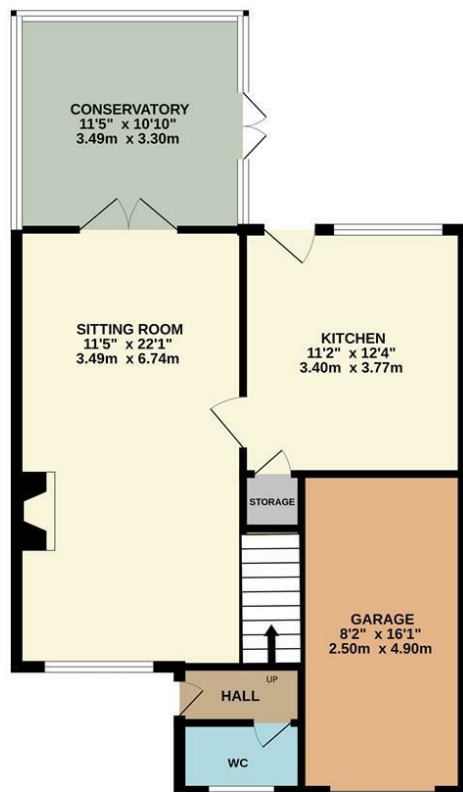
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

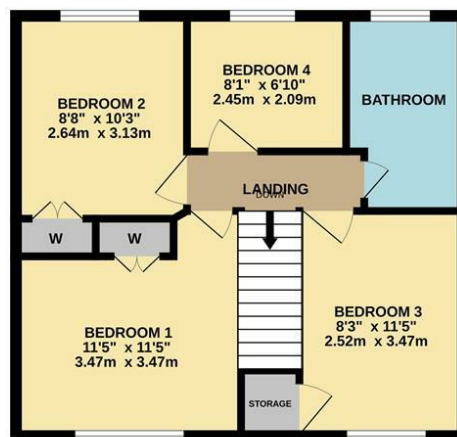
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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



GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1189 sq.ft. (110.5 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.



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