

Alexanders



Shenton Lane
Market Bosworth





Shenton Lane

Market Bosworth

- A luxurious, contemporary detached family home
- Sought after location
- Constructed by Cadeby Homes in 2015
- Sitting Room, Dining Room and Study
- Modern open-plan kitchen/dining/family room
- Five double bedrooms, two ensuites and a family bathroom
- Main bedroom has a vaulted gable with uninterrupted views
- Landscaped gardens, driveway and a double garage
- Underfloor heating to the ground floor
- EPC Rating C / Council Tax Band G / Freehold

General Description

Alexanders of Market Bosworth offer to the market this luxurious contemporary family home positioned on the rarest of roads, a stone's throw from the historic and picturesque town of Market Bosworth with its' boutique high street, eateries and coffee shops as well as exceptional public and private schooling.

This substantial family home was part of a development, known as Carters Meadow, a collection of just three carefully planned, unique detached properties constructed by Cadeby Homes in 2015, set on an elevated position with open views over neighbouring paddock land.

Location

The property is situated on the much-revered Shenton Lane in the Historic Market Bosworth. The square is a short walk from the property and boasts a full host of local amenities including doctors' surgery, dentist, superb eateries, boutique shops and co-op store. There is also an excellent range of schooling with both independent and state options.

Market Bosworth and the surrounding villages are quintessentially English, and there is an excellent local network of public houses, sports and leisure facilities and countryside walks on offer.







Accommodation

Upon arrival, there is a vast private driveway with beautiful gardens and mature hedgerow leading to the double garage, with access to the rear from either side of the property. The rear gardens face westerly and have been designed as a contemporary entertaining space, with various terraces, well-stocked borders and raised beds. Along with a superb timber framed and tiled gazebo overlooking the main lawned area.

Internally, the accommodation is centred around a beautiful entrance hall, with inset dual log burner and oak stairs rising to a galleried landing. There is a home office, sitting room with doors leading out onto the front gardens, an exceptional open-plan kitchen and living area with further doors into a dining room both with French doors opening out onto gardens. There is also a utility room, WC and cloakroom to the ground floor. The ground floor also benefits from underfloor heating.

Upstairs, expect to find five bedrooms all capable of housing double beds, three bathrooms with the main bedroom benefiting from a fully glazed vaulted gable with uninterrupted views and walk in dressing area. There is also a unique balcony off bedroom two which also captures the views on offer.

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 G.

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 area: approx. 303.5 sq. metres (3266.9 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.



Alexanders