

# Alexanders



## Church Street

Market Bosworth



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- Flexible three-bedroom detached property
- Quiet position close to the lovely parish church
- A short stroll from the historic cobbled square
- Stunning inner hall featuring a beautiful spiral staircase
- Well-lit cottage style kitchen
- Two spacious shower rooms
- Generous and yet low maintenance rear garden
- Ample parking to the front with space for six vehicles
- EPC Rating C / Council Tax Band F / Freehold

### General Description

Alexanders are delighted to offer to the market this rare, unique and flexible three-bedroom detached property boasting a quiet position close to the lovely parish church and only yards away from the very centre of this wonderful historic market town.

### Accommodation

With an impressive internal floor area of circa of 1889 square feet, the property is presented in superb order throughout.

Laid across two floors, expect to find; Entrance hall leading to inner hall with spiral staircase to two bedrooms, both with large storage cupboards and a shower room positioned off the landing. The ground floor boasts a further large double bedroom, study which also could be used as a fourth bedroom, formal sitting room, dining room, conservatory, kitchen, utility room and a single garage.

Externally, the property offers ample parking to the front, with space for roughly six vehicles and access to the back garden via both sides. The rear garden has been block paved and is surrounded by a full height brick wall, stocked borders and a garden shed.



### Location

This remarkable property is located on Church Street, a one hundred metre stroll gets you to the historic cobbled square. It boasts a full host of local amenities including doctors surgery, dentist, superb eateries, boutique shops and Co-op store. Further to the towns amenities, there are a number of state and private schools nearby including the well-regarded Dixie Grammar School and Twycross House School. The cities of Leicester, Coventry, Birmingham and Nottingham are all within commuting distance and there is a direct train service to London from Nuneaton.

### 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 Road, Hinckley, Leics LE10 0FR (Tel: 01455 238141). Council Tax Band F.

### 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.

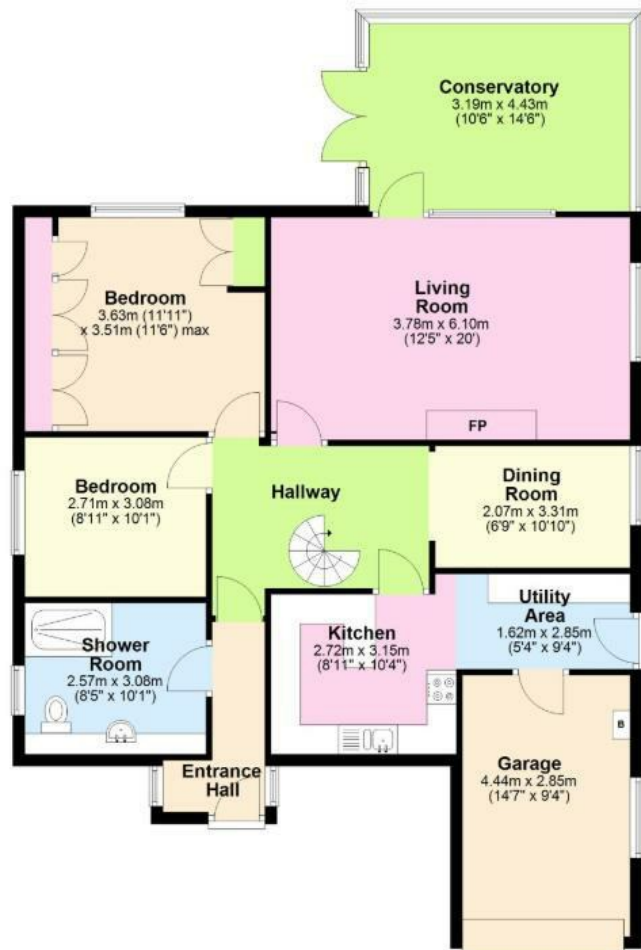
### Money Laundering

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.

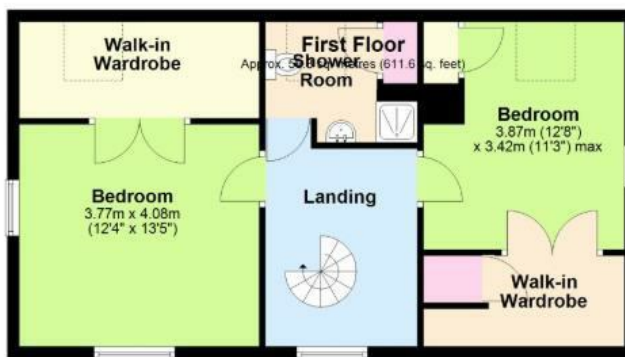




**Ground Floor**  
Approx. 118.8 sq. metres (1278.2 sq. feet)



Total area: approx. 175.6 sq. metres (1889.8 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.