

Alexanders

Aberdeen Cottage

Bull in the Oak



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- Charming barn conversion
- Well maintained with a bright and airy feel
- L-shape design spacious sitting room
- Kitchen diner with direct access to gardens
- Timber framed feature fireplace
- Recently fitted four-piece family bathroom
- Landscaped gardens with low maintenance
- Potential for extending subject to the necessary permissions
- EPC Rating D / Council Tax Band D / Freehold

General Description

Alexanders of Market Bosworth are delighted to introduce to the market Aberdeen Cottage, a charming barn conversion in a sought-after location on the edge of the revered Market Bosworth.

Accommodation

This charming property has been lovingly maintained over a number of years with a deceptively spacious, bright and airy feel. Featuring beautiful, vaulted ceilings, exposed beams, and finished with lovely flooring throughout. The property is nestled within a courtyard of converted former barns with a gravel drive to the front providing off-road parking for three vehicles and access to an integrated garage and EV charger. The front gardens are laid mainly to lawn and have wonderful flower beds.

The entrance hall leads to a beautifully finished kitchen diner flooded with natural light and direct access to gardens. The sitting room is in a generous L-shaped design with timber framed feature fireplace and snug area having French doors onto gardens.

There are two double bedrooms and a recently fitted four-piece family bathroom.

To the rear of the property is a low maintenance garden landscaped with a patio laid to flagstone with several raised sleeper beds stocked with tulips, vegetation and herbs. Due to its' plot size the property offers potential to create further living accommodation subject to the necessary planning permission.



Location

This idyllic retreat is situated a just a short distance from the historic Market Bosworth, surrounded by sprawling countryside, and a wonderful array of independent shops and eateries. There is a farmers' market held in the market place every month, and the neighbouring villages provide an excellent selection of pubs.

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 are connected, with gas fired central heating. Drainage is via a sewage treatment plant installed in 2022. It is shared with one other property.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leicester, LE10 0FR (Tel: 01455 238141). Council Tax Band D.

Measurements

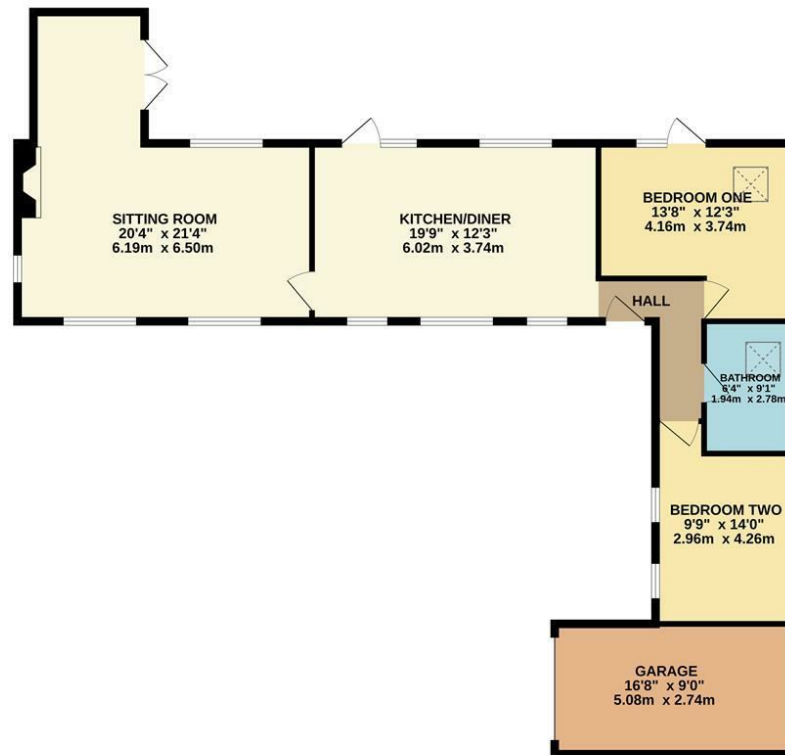
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

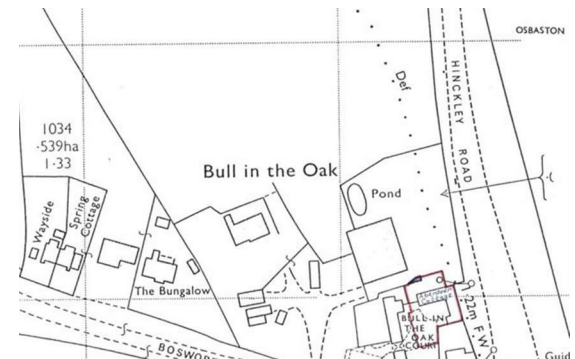
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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



GROUND FLOOR
1074 sq.ft. (99.8 sq.m.) approx.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 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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