

Alexanders



Stanley Road
Market Bosworth



Stanley Road

Market Bosworth

- Two bedroom detached bungalow
- Quiet cul-de-sac location
- Lovingly maintained property
- Versatile layout
- Impressive kitchen diner
- Spacious outdoor seating terrace
- Outdoor cabin/summerhouse
- Easily maintained garden
- EPC Rating D / Council Tax Band C / Freehold

General Description

Alexanders offer to the market this flexible two bedroom detached bungalow in the heart of the historic Market Bosworth, situated on a superb corner plot on the ever popular quiet cul-de-sac of Stanley Road, within walking distance of the cobbled market square.

Accommodation

The property offers a versatile layout and has been lovingly maintained and updated over recent years by the current owner, with UPVC double glazing and gas fired central heating throughout. The living accommodation comprises entrance porch/study, sitting room, two bedrooms, a family bathroom and an airing cupboard. Beyond this is another reception room which could easily be converted into a third bedroom which gives access to the impressive kitchen diner. Doors from the kitchen diner lead out to the rear of the property, onto a seating terrace with steps rising to a second tier laid to flagstone paving with mature raised flower beds and access to the outside cabin/summerhouse. To the front of the property there is a resin driveway providing parking for three vehicles and side access to the rear garden.



Location

This wonderful bungalow is situated a stones throw from a selection of independent shops, public houses, eateries, doctors, dentist and pharmacy. Also host to a market every Wednesday and a farmers' market on the fourth Sunday of every month. The area is also well known for its schooling, including The Market Bosworth School an Ofsted 'outstanding' secondary school.

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, with gas fired central heating. Gas Boiler was fitted November 2024 so is still under warranty

Local Authority

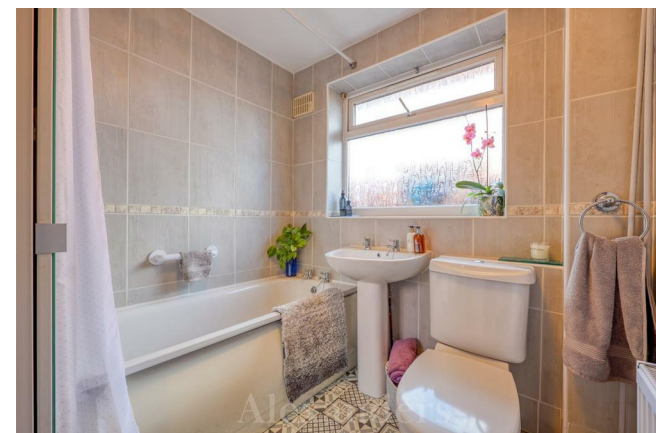
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leicester, LE10 0FR (Tel: 01455 238141). Council Tax Band C.

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
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 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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