

Alexanders

Station Road

Market Bosworth

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## Market Bosworth

- Detached five bedroom family home
- Bay fronted spacious sitting room
- Central breakfast island in kitchen diner
- Bright conservatory area
- Block paved gated driveway
- Several seating areas
- Garden shed and summerhouse
- Extensively landscaped to lawn gardens
- EPC Rating D / Council Tax Band G / Freehold

### General Description

Alexanders of Market Bosworth are delighted to introduce to the market this exciting opportunity to acquire a delightful, detached period family home situated in the heart the historic and much sought after Market Bosworth.

### Accommodation

Set behind mature front gardens with an established hedgerow, and a good sized block paved gated driveway, there is access to the right hand side of the property which leads to the generous side area and in turn to the impressive rear gardens. The gardens have been extensively landscaped to lawn and there are several seating areas, stocked borders and mature hedgerow, a garden shed and summerhouse with power and lighting. The internal living space is currently set across two floors to comprise in brief: porch, hall, bay fronted sitting room opening into a rear dining room through to the dining kitchen. The kitchen area is fitted with a range of eye and base level units, central breakfast island and a range cooker with doors leading into the conservatory and out onto the garden. There are a further two reception rooms and WC to the ground floor. Upstairs expect to find five bedrooms and two bathrooms.



## Location

The property is situated on the sought-after Station Road and within a moments' walk of the historic square. Amenities include a doctors surgery and dental practice, a selection of independent businesses including boutique shops, pubs, restaurants, and coffee shops, as well as a weekly market and a farmers' market held in the market place every month. The area is well-known for its schooling, including The Dixie Grammar School and The Market Bosworth 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.

## Local Authority

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

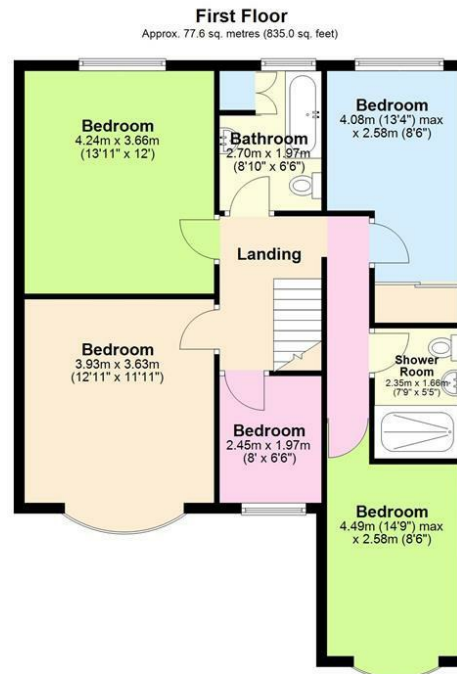
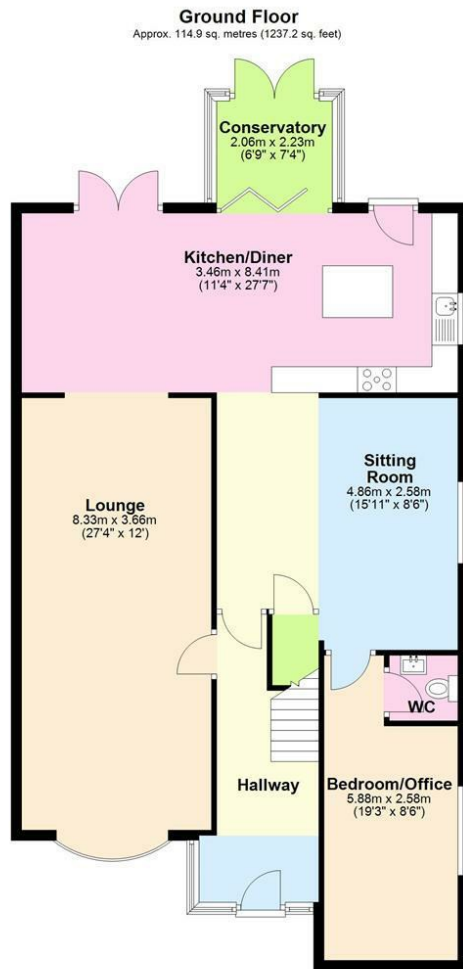
## Measurements

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.

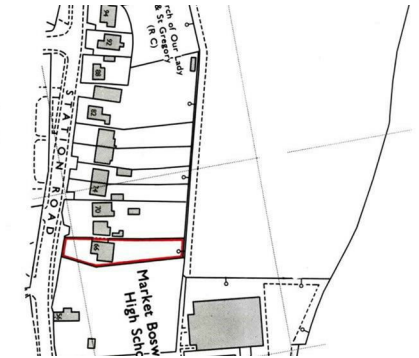
## Money Laundering

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. 192.5 sq. metres (2072.2 sq. feet)



## 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.



Viewing by appointment only

**Alexanders**

7 Main Street  
Market Bosworth  
CV13 0JN

Telephone Sales: 01455 291471  
Email: mbsales@alexanders-estates.com