



Westhaven Court

Station Road, Market Bosworth

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- A Grade-II Listed three bedroom property
- Original board-room of the former workhouse
- Built in 1905 with a Swithland Slate roof
- Lovely courtyard gardens to the rear
- Off-road parking and a single garage
- Well-maintained inviting accommodation
- Gas central heating
- Sought-after and historic market town
- Excellent local schooling

General Description

Alexanders of Market Bosworth are delighted to introduce to the market this Grade-II Listed, three bedroom property located in the heart of this historic market town. The property is the former board room of what was the Market Bosworth Workhouse. The property was built in 1905 and is of brick construction under Swithland Slate roof.

The property is situated just a short walk from the square in this beautifully quaint town nestled in Leicestershire countryside. There is a selection of independent shops, and a tempting array of pubs and restaurants in Market Bosworth and its neighbouring villages. The market is held every Wednesday and a popular farmers' market every month. The area also has an excellent reputation for its schooling.

The property has been exceptionally well-maintained and provides gas central heating throughout. The accommodation includes: a light and airy entrance hall with large understairs cupboard and access to the sitting room with parquet flooring, double doors through to the dining room which leads to the kitchen with fitted shaker style units, range cooker and a door out to the rear courtyard garden. Upstairs, are three bedrooms and a family bathroom, all revealing the exposed beams from the original board room.

To the front of the property there is a large lawned area. There are walled courtyard gardens to the rear with a gate to the side. The property provides off-road parking and a single garage.



Kitchen

10'9 x 10'2 (3.28m x 3.10m)

Dining Room

11'2 x 8'8 (3.40m x 2.64m)

Sitting Room

14'0 x 12'9 (4.27m x 3.89m)

Garage

8' x 16' (2.44m x 4.88m)

First Floor**Bedroom One**

11'0 x 10'10 (3.35m x 3.30m)

Bedroom Two

10'10 x 10'9 (3.30m x 3.28m)

Bedroom Three

10'4 x 9'1 (3.15m x 2.77m)

Bathroom

10'4 x 8'0 max (3.15m x 2.44m max)

Viewing

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

Tenure

Freehold.

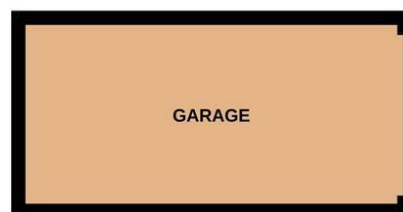
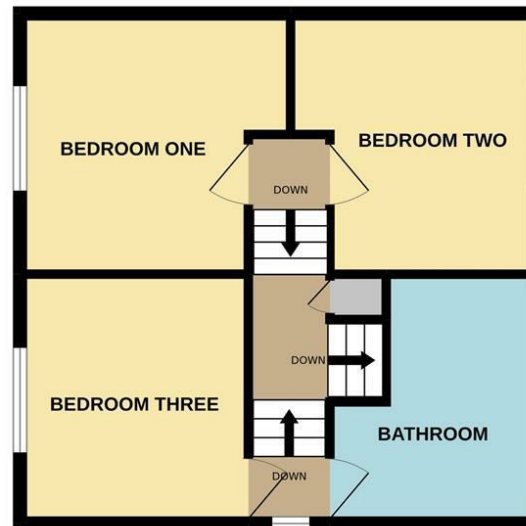
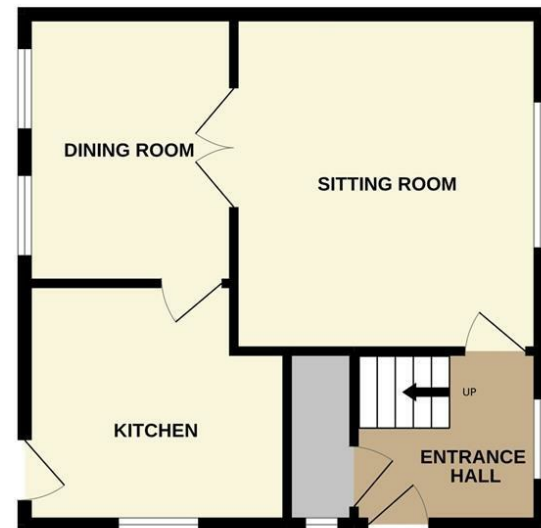
Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, 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.





TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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.