Alexanders

Station Road

Market Bosworth

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- A deceptive four bedroom detached property
- Lovely plot in the heart of Market Bosworth
- Lovingly maintained in the same ownership since new
- Beautifully inviting, established rear gardens
- Private driveway and integrated garage
- Versatile floor space with a downstairs bedroom/study
- Three bedrooms upstairs
- Kichen/breakfast room and separate utility
- EPC Rating C / Council Tax Band F / Freehold

General Description

Alexanders of Market Bosworth are delighted to introduce to the market this lovingly, maintained four bedroom detached property in a lovely established plot on Station Road in the heart of Market Bosworth.

Accommodation

The property was constructed in 2000 as one of four properties and has been in the same ownership since new. The internal living space has been exceptionally well-maintained and outside, the property occupies the largest of the four plots and is set behind walled front gardens and a private driveway which gives access to an integrated garage. The established rear gardens are beautifully inviting, laid mainly to lawn with well-stocked mature borders and a seating terrace directly to the rear of the property.

The accommodation comprises: entrance hall, kitchen / breakfast room, utility room, dining room and a living room with French doors leading out onto the seating terrace and gardens. The internal layout is versatile and suited to future proofed living for anyone needing a downstairs bedroom. The property currently provides a study / bedroom four and shower room downstairs. Upstairs you will find three bedrooms, two offering double proportions, and a family bathroom. All three bedrooms provide fitted wardrobes and the main bedroom also benefits from en-suite facilities.

Location
This beautifully quaint town nestled in Leicestershire countryside has a selection of independent shops and a tempting array of pubs and restaurants in the neighbouring villages making for a pleasant rural community. The market is held every Wednesday and a popular farmers' market every month. The area also has an excellent reputation for its schooling.

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

Tenure
Freehold.

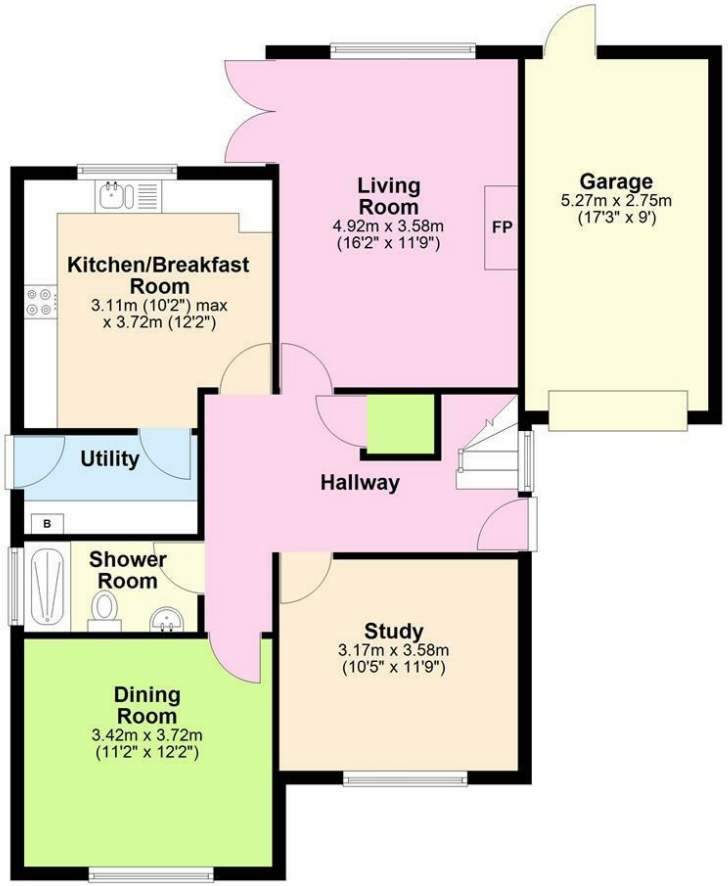
Services
We are advised that mains gas, electricity, water, and drainage are connected.

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. 92.3 sq. metres (993.8 sq. feet)



First Floor
Approx. 54.0 sq. metres (580.8 sq. feet)

Total area: approx. 146.3 sq. metres (1574.6 sq. feet)

Viewing by appointment only

Alexanders

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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.