



Station Road Market Bosworth

- 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
- Kitchen/breakfast room and separate utility
- EPC Rating C / Council Tax Band F / Freehold

A deceptive property in a lovely plot with established gardens and a private driveway in the heart of Market Bosworth. This lovingly maintained property has a versatile layout with a fourth bedroom / study and shower room downstairs.





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

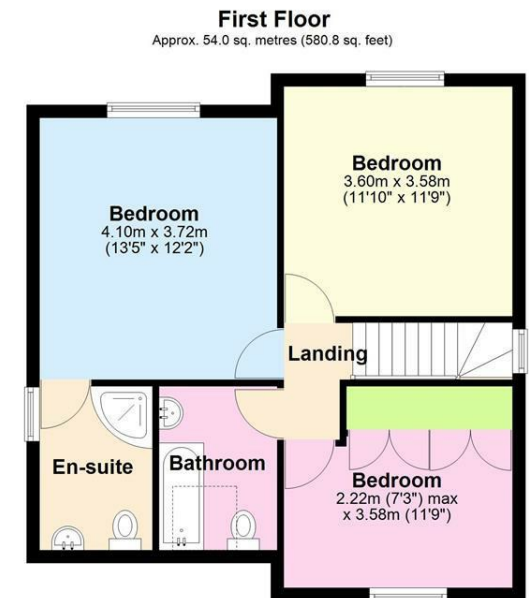
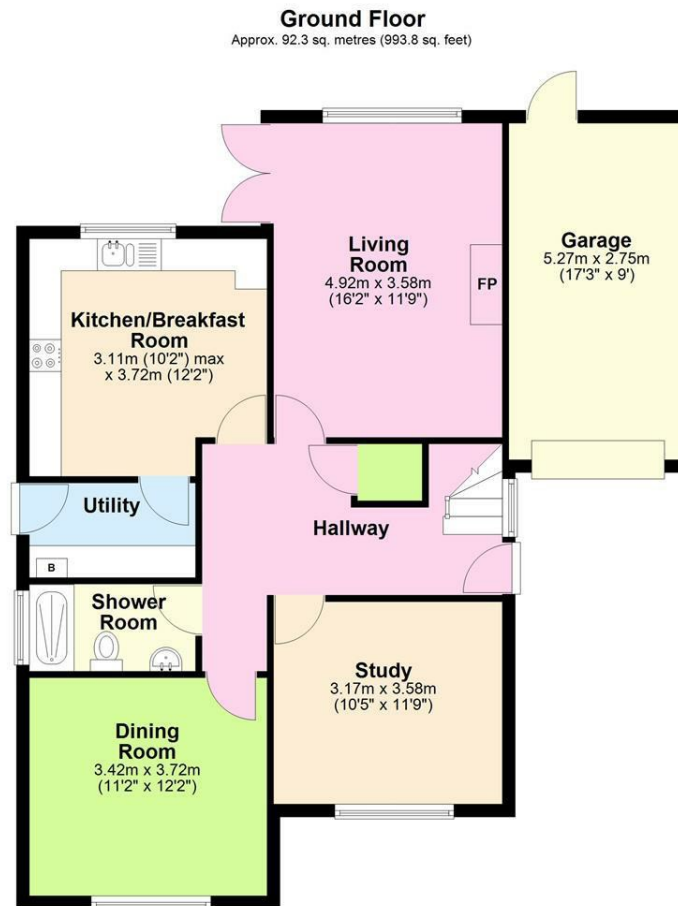
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

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.







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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
	72	82





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