

# CASTLE ESTATES

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**A SPACIOUS, EXTENDED AND MUCH IMPROVED TWO BEDROOMED DETACHED BUNGALOW SITUATED IN A MOST SOUGHT AFTER CONSERVATION AREA IN THE CENTRE OF MARKET BOSWORTH**



**21 SUTTON LANE  
MARKET BOSWORTH CV13 0LB**

**Guide Price £425,000**

- Side Entrance Hall
- Recently Built Large Upvc Conservatory
- Two Good Sized Bedrooms
- Mature & Private Sizeable Fore Garden
- South Facing Patio Style Rear Garden
- Attractive Lounge
- Extended & Well Fitted Shaker Style Kitchen
- Family Bathroom
- Private Parking For Two Cars
- Close To Open Countryside & Amenities



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## VIEWING

By arrangement through the Agents.

## DIRECTIONAL NOTE

Travel from the centre of Market Bosworth onto The Square and turn right into Sutton Lane. This property is last but one on the left hand side, just before the gated road.

## DESCRIPTION

A very rare opportunity to purchase a detached bungalow in the heart of conservation area in the centre of Market Bosworth, close to village square with its shops, restaurants, quality schools and amenities. Open countryside is within easy distance with both the gated road leading to Sutton Cheney and Bosworth Country Park nearby.

The accommodation boasts of a side entrance hall leading to all principle rooms including attractive and sizeable lounge, recently built large upvc double glazed conservatory, well fitted shaker style kitchen, two good sized bedrooms and a family bathroom. Outside there is ample off road parking, mature lawned foregarden and a private south facing patio style rear garden.

More specifically the well planned and gas fired centrally heated accommodation comprises:

### HALL

5'10" x 3'3" (1.8m x 1m )

having composite double glazed front door, solid oak flooring, central heating radiator and useful walk in storage cupboard.

### LOUNGE

18'0" x 10'9" (5.5m x 3.3m )

having solid oak floor, two central heating radiators, plaster covered ceiling with LED lighting. Double glazed Bi-fold doors opening through to Conservatory.



## LOUNGE



## CONSERVATORY

18'4" x 9'2" (5.6m x 2.8m )

having upvc double glazed windows to three sides, soft tinted self cleaning glass roof, side door to garden and double French doors opening onto the south facing rear garden. Upvc double glazed window and door to Bedroom.



## CONSERVATORY



## KITCHEN

15'1" x 10'9" (4.6m x 3.3m )

having an attractive range of Shaker style units including base units and drawers, laminated work surface and inset porcelain sink with mixer tap, inset LED lighting, space for cooker, space and plumbing for washing machine and laminated light wood effect flooring.



## KITCHEN



## INNER HALL

11'5" x 2'11" (3.5m x 0.9m)

having solid oak floor, double built in storage cupboard, further cupboard housing the gas fired boiler for central heating and domestic hot water.

## BEDROOM ONE

14'1" x 8'10" (4.3m x 2.7m )

having two central heating radiators, solid oak floor and door opening onto Conservatory.



## BEDROOM TWO

10'9" x 8'10" (3.3m x 2.7m )

having built in wardrobe and solid oak floor.



## BATHROOM

8'2" x 5'10" (2.5m x 1.8m )

having white suite including panelled bath, pedestal wash hand basin, low level w.c., panelled walls, central heating radiator and access to the roof space.



## OUTSIDE

There is direct vehicular access over a double recessed driveway with standing for two cars. Hedged and fenced boundaries. A front lawned garden with mature trees and shrubs. Pedestrian access to the via pathway and a gate leading to a private, south facing hard landscaped rear garden with well fenced boundaries. Not overlooked from the rear.



## OUTSIDE



OUTSIDE



OUTSIDE






OUTSIDE




OUTSIDE



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

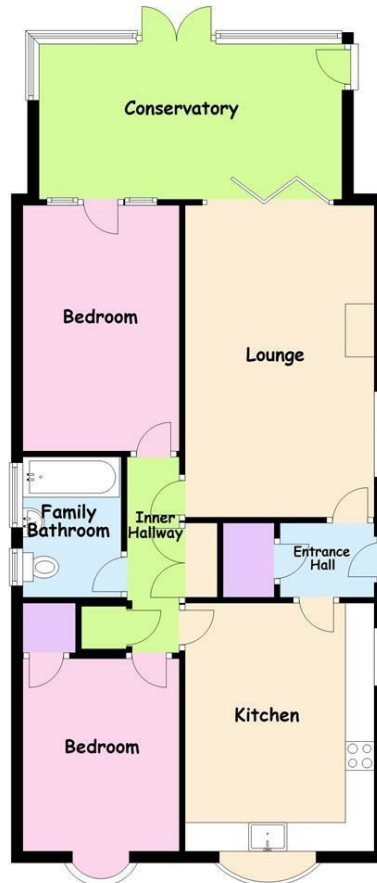
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

**Ground Floor**

Approx. 84.0 sq. metres (903.7 sq. feet)



Total area: approx. 84.0 sq. metres (903.7 sq. feet)

## PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

## FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

## OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

## ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

## BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 12.00 pm

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