



Weston Drive
Market Bosworth
£435,000

*** EXTENDED DETACHED FAMILY HOME ~ 3 GOOD SIZED BEDROOMS ~ VERY DESIRABLE LOCATION ***. For sale with MARK WEBSTER estate agents is this beautifully situated detached property offering an excellent range of accommodation briefly comprising: Guest WC, kitchen, utility, lounge, dining area, three bedrooms and a good sized family bathroom. Viewing is a must.

A fantastic opportunity to acquire a well-presented three-bedroom detached family home, located on a peaceful residential road within the ever-desirable village of Market Bosworth. Offering generous living space across two floors, a tandem garage, and a mature garden, this property is perfectly suited to families or those seeking a home in a thriving and historic village setting.

On entering the property, you are welcomed by a bright and inviting entrance hall, giving access to the main reception spaces. The spacious lounge and dining area extends the full length of the property, with large windows overlooking the rear garden, allowing natural light to flood the space.

The kitchen is well-appointed with a range of fitted units, good worktop space, and integrated appliances, offering a functional layout for cooking and meal preparation. From here, a door leads to the adjoining utility room, providing additional storage and plumbing for appliances, as well as side access leading to the rear garden. A guest WC completes the ground floor accommodation.

Upstairs, the property boasts three well-proportioned bedrooms. The principal bedroom is a generous double, while bedroom two also offers excellent proportions and views over the rear garden. The third bedroom is a comfortable single, ideal as a child's bedroom, study, or home office. The family bathroom is fitted with a white suite including a panelled bath, separate shower enclosure, wash basin, and WC, creating a practical and comfortable space for the whole family.

Externally, the home sits back from the road with a private driveway providing off-road parking and access to the tandem garage. To the rear, the garden offers a tranquil outdoor space, with a lawned area, patio seating, and established borders – perfect for both entertaining and relaxing.

The property is ideally located within walking distance of the historic village centre of Market Bosworth, one of Leicestershire's most sought-after places to live. Renowned for its rich history, including its links to the Battle of Bosworth, the village combines character and charm with modern convenience.

Market Bosworth offers a wide range of amenities, including independent shops, cafés, traditional pubs, and restaurants. Families are particularly well served by highly regarded schools, such as The Dixie Grammar School, St Peter's Primary School, and other excellent state and private education options in the surrounding area.

For leisure, Bosworth Water Park, country walks, and nearby sports facilities offer plenty of outdoor activities. The Ashby Canal and surrounding countryside also provide beautiful settings for walking, cycling, and boating.

Commuters benefit from strong transport connections, with the A444, M69, M42, and A5 all within easy reach, providing convenient access to Leicester, Hinckley, Coventry, and Birmingham, as well as rail services to London and the wider Midlands.



GUEST WC - 5' 5" x 5' 4" maximum (1.65m x 1.63m)

KITCHEN - 10' 4" x 11' 8" (3.15m x 3.56m)

UTILITY ROOM - 7' 4" x 10' 5" to the fitted storage (2.24m x 3.18m)

LOUNGE - 21' 2" x 11' 4" (6.45m x 3.45m)

DINING ROOM - 11' 1" x 7' 3" (3.38m x 2.21m)

BEDROOM ONE - 14' 5" x 10' 5" (4.39m x 3.18m)

BEDROOM TWO - 11' 6" x 10' 4" (3.51m x 3.15m)

BEDROOM THREE - 10' 4" x 8' 10" (3.15m x 2.69m)

FAMILY BATHROOM - 10' 5" x 5' 6" (3.18m x 1.68m)

GARAGE - 25' 2" x 8' 4" (7.67m x 2.54m)

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

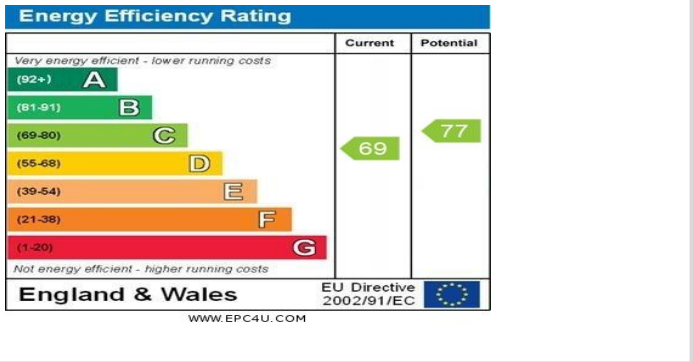
SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band E. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.





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Property Mis-description Act 1991 – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

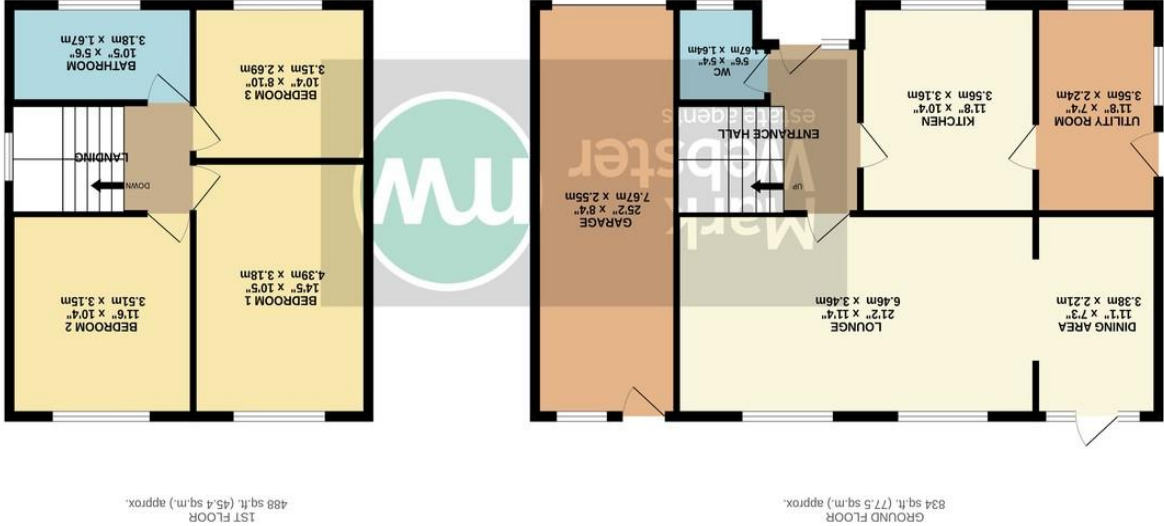
Misrepresentation Act 1937 – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.



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Mon – Fri: 9:00am – 5:30pm
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and land 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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