



# Redmoor Close Market Bosworth

- Five bedroom semi-detached family home
- Peaceful cul-de-sac setting
- Three versatile reception rooms
- Stylish open-plan kitchen/dining/sitting room
- Main bedroom with balcony and en suite
- Detached garage with versatile additional space
- Landscaped garden with deck and bar
- Stunning countryside views
- EPC Rating C / Council Tax Band C / Freehold

Located on Redmoor Close in Market Bosworth, this well-presented five bedroom home offers modern living with open countryside views. The open-plan kitchen/dining/sitting area forms the heart of the house, creating a bright, practical and welcoming space that works well for both everyday living and social occasions.

The main bedroom includes a private balcony overlooking the surrounding countryside, along with an en suite bathroom. There are four further well-sized bedrooms, offering flexible accommodation for a range of needs.

Outside, the garden is arranged over several levels with a choice of seating terraces, providing different places to sit and enjoy the peaceful setting.

Overall, this is a comfortable and well-laid-out home in a quiet setting, with attractive views and practical living space throughout.





### General Description:

Nestled in an elevated position in the corner of a quiet cul-de-sac location, this property in Redmoor Close offers a superb opportunity to purchase a stylish, well situated home with a practical layout and accommodation extending to circa 1704 square feet over two floors. The property benefits from a detached single garage and enjoys a generous plot with a recently landscaped rear garden, complemented by spacious and versatile living accommodation which is sure to appeal to a broad sector of the market. Highlights include three reception areas and five good sized bedrooms, with a contemporary en-suite to the main bedroom.

### Accommodation:

Inside, the home offers bright and welcoming interiors arranged around a practical layout perfectly suited to modern family living. A welcoming open plan entrance hall leads to the kitchen which is situated at the heart of the home. A cosy reception room with built in speakers to the front elevation provides far reaching views. The kitchen provides ample storage in wall and floor cabinetry under solid wooden work surfaces, and there is space for a fridge freezer and range cooker. Off the kitchen is a useful pantry area/boot room. A spacious living and dining area adjoins the kitchen, incorporating a wood burning stove and providing direct access to the gardens. A rear hallway leads to a guest WC/utility and a ground floor bedroom.

To the first floor are four good sized bedrooms with an impressive main suite, incorporating a balcony, dressing area and a newly re-fitted en suite shower room. A family shower room services the remaining bedrooms.

### Gardens and land:

The garden is a particular highlight of the property, thoughtfully arranged across several levels to create a series of attractive and highly usable outdoor spaces. Multiple seating areas are positioned to make the most of the sun throughout the day, offering both privacy and variety.

At the lower level, a sheltered courtyard patio provides convenient access to the detached garage with an additional room, currently being utilised as an office. Rising above, a recently constructed elevated composite decking area offers generous space for entertaining and relaxing, complemented by an outdoor kitchen and bar adjoining a further seating terrace, ideal for social gatherings.

Beyond this, a large lawned area is framed by deep, well-established borders filled with mature herbaceous shrubs, adding colour and structure throughout the seasons. The garden also enjoys the rare benefit of direct access to the neighbouring countryside fields, creating a seamless connection between the property and its rural surroundings.

### Location:

Situated just a short distance from the centre of the desirable market town of Market Bosworth, this well proportioned five bedroom home offers an exceptional family lifestyle. The area is especially recognised for its schooling options, including The Dixie Grammar School and The Market Bosworth School and the property is perfectly positioned for those seeking quality education within a strong, supportive community. Healthcare facilities on offer include a doctors surgery, pharmacy and dental practise, whilst the bustling village square with it's independent boutiques and eateries and regular community events provide a warm, neighbourly atmosphere, not to mention easy access to a network of footpaths and the well known country park. With it's well balanced accommodation and generous plot, this property is sure to appeal to a broad section of the market.

### Method of Sale:

The property is offered for sale by Private Treaty.

### 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.

### Tenure:

The property is being sold freehold with vacant possession upon completion.





**Local Authority:**

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band C.

**Viewings:**

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

**Services:**

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

**Public Rights of Way, Wayleaves & Easements:**

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**Technical Information:**

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**Plans and Boundaries:**

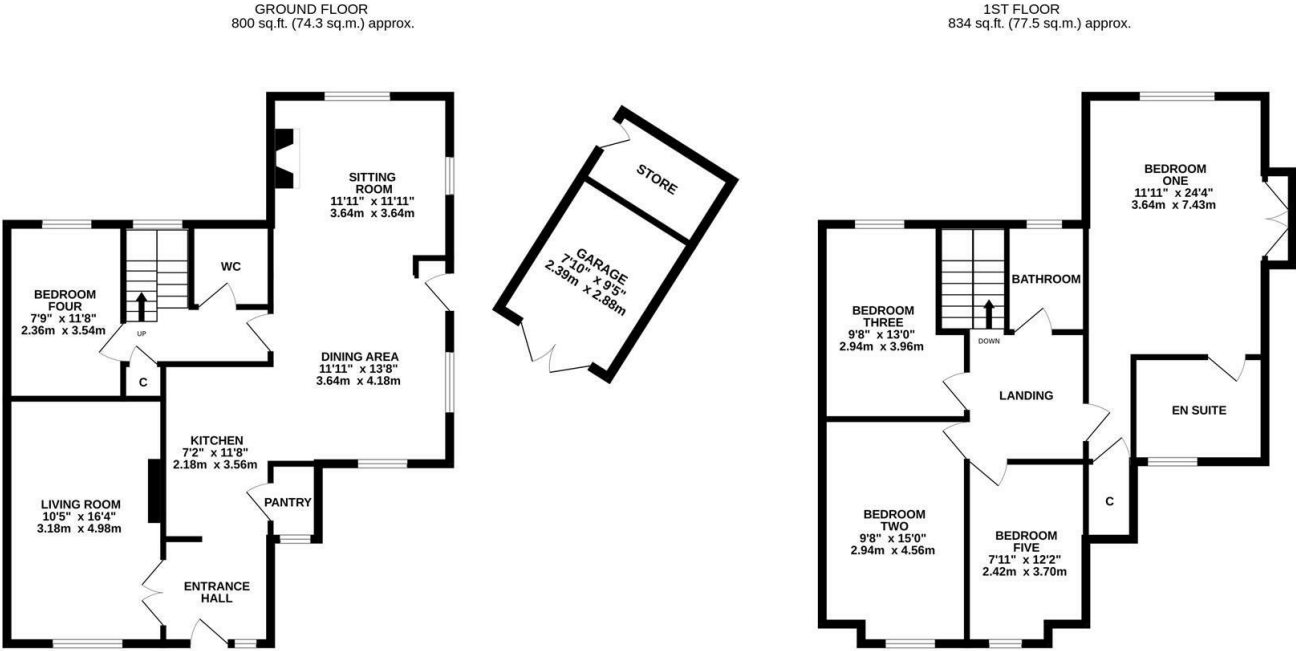
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

**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.

**General Note:**

These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA: 1634 sq.ft. (151.8 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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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 72      | 81        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |



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