



Sycamore Way Market Bosworth

- Executive five bedroom detached home
- Sought after Market Bosworth location
- Four versatile reception rooms
- Spacious kitchen/breakfast room
- Main bedroom with en suite and balcony
- Private garden with wrap-around patio
- Detached double garage and private driveway
- Solar panels and EV charging point
- EPC Rating TBC / Council Tax Band G / Freehold

Alexanders are delighted to bring to market this exceptional and rarely available executive five bedroom detached home, occupying a prime position within a quiet and highly sought-after residential enclave in the historic market town of Market Bosworth. Positioned on the edge of the country park, the property combines a peaceful setting with immediate access to open green space.

The home offers spacious and versatile accommodation, with multiple reception rooms and a generous kitchen/breakfast room forming the central hub of the property. Upstairs, five bedrooms include a main suite with an ensuite and a Juliette balcony, a guest room with ensuite, and three further bedrooms served by a family bathroom.

Externally, the property benefits from a private driveway, detached double garage, and a secluded rear garden. An electric vehicle charging point enhances the home's efficiency and practicality.





Accommodation:

This individual home is thoughtfully arranged and offers generously proportioned and versatile accommodation across two floors.

Welcomed via an inviting entrance hall, with access to four ground floor reception rooms, currently utilised as a dining room, study, and a generous sitting room, offering excellent flexibility for modern family living.

To the rear, the kitchen/breakfast room forms the heart of the home, traditional in style, yet highly functional and perfectly suited to contemporary lifestyles. A separate utility room provides additional practicality, with access to the garden, while a well-positioned garden room enjoys direct access outside.

Upstairs, there are five well-appointed bedrooms. The main bedroom benefits from a dual aspect, enhanced by a Juliette balcony, and a private en suite shower room. A spacious guest bedroom also enjoys ensuite facilities, while the remaining three bedrooms are served by a well-appointed family bathroom.

Gardens and land:

Externally, the property continues to impress with an extensive and well-maintained frontage, creating a strong sense of arrival. A private driveway leads to a detached double garage.

The rear garden offers a high degree of privacy and is predominantly laid to lawn, complemented by raised vegetable beds, mature shrubs, and hedgerow borders. A wrap-around patio provides an ideal setting for outdoor dining and entertaining.

Location:

Detail regarding proximity to local amenities, schooling and transport links

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 G.

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.

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.

Technical Information:

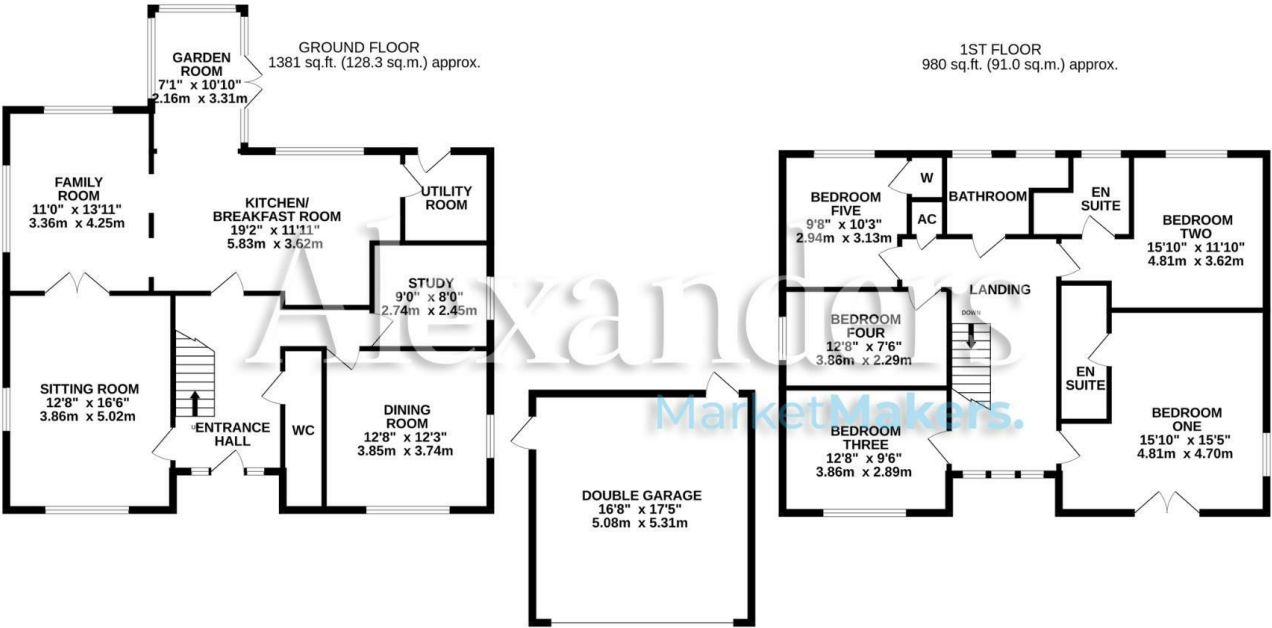
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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 : 2361 sq.ft. (219.3 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.

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



