



# The Finches Desford

- Detached three-bedroom home
- Dual-aspect living space
- Modern fitted kitchen
- Sun filled garden room
- Three spacious bedrooms
- Main bedroom with en suite
- Private rear garden
- Quiet cul-de-sac setting
- EPC Rating C / Council Tax Band D / Freehold

Situated within a quiet cul-de-sac in the well-served village of Desford, this detached home enjoys a peaceful setting alongside a strong sense of community, with a range of everyday amenities close at hand.

The accommodation is well balanced, with a naturally light dual-aspect reception space complemented by a modern kitchen and an additional garden-facing room. The layout is both practical and adaptable, offering a comfortable flow between the principal living areas.

Upstairs, three well-proportioned bedrooms include a main bedroom with en suite, complemented by a contemporary family bathroom.

A private rear garden with patio provides an appealing outdoor space, while driveway parking and a detached garage are neatly positioned to the side.





### General Description:

This neat and well-presented three bedroom, two bathroom detached home is tucked away in a quiet location on a no-through road in the popular village of Desford. The property is completed by a driveway offering parking for multiple vehicles and a detached single garage.

### Accommodation:

An internal porch opens into a spacious hallway, with stairs rising to the first floor and access to the ground floor accommodation. The dual-aspect sitting room extends from the front to the rear of the property, featuring a gas fireplace and ample space for a dining area. A light-filled garden room provides an additional reception space, perfect for relaxing or entertaining. The contemporary kitchen is neatly arranged and includes a useful pantry cupboard.

Upstairs, the property offers three double bedrooms, one of which benefits from a newly fitted en suite shower room. The remaining bedrooms are served by a three-piece family bathroom.

### Gardens and land:

Externally, the property provides parking for up to three vehicles to the left-hand side, leading to a detached single garage. The rear garden enjoys a good degree of privacy and is mainly laid to lawn, complemented by a block-paved patio area directly accessed from the garden room.

### Location:

This beautifully presented property is nestled in a peaceful cul-de-sac location within the popular village of Desford, offering an excellent balance of village living and commuter convenience. Desford benefits from strong transport links, with easy access to the wider M1, M69 and M42 motorway network, providing straightforward routes to Leicester, Birmingham and beyond.

The village is well served by reputable local schooling, including Desford Community Primary School, with secondary education available at the highly regarded Bosworth Academy. A range of everyday amenities can be found within the village, including local shops, cafés, a medical centre, pubs and community facilities, making Desford a practical and well-connected place to live.

### 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 D.

### 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:**

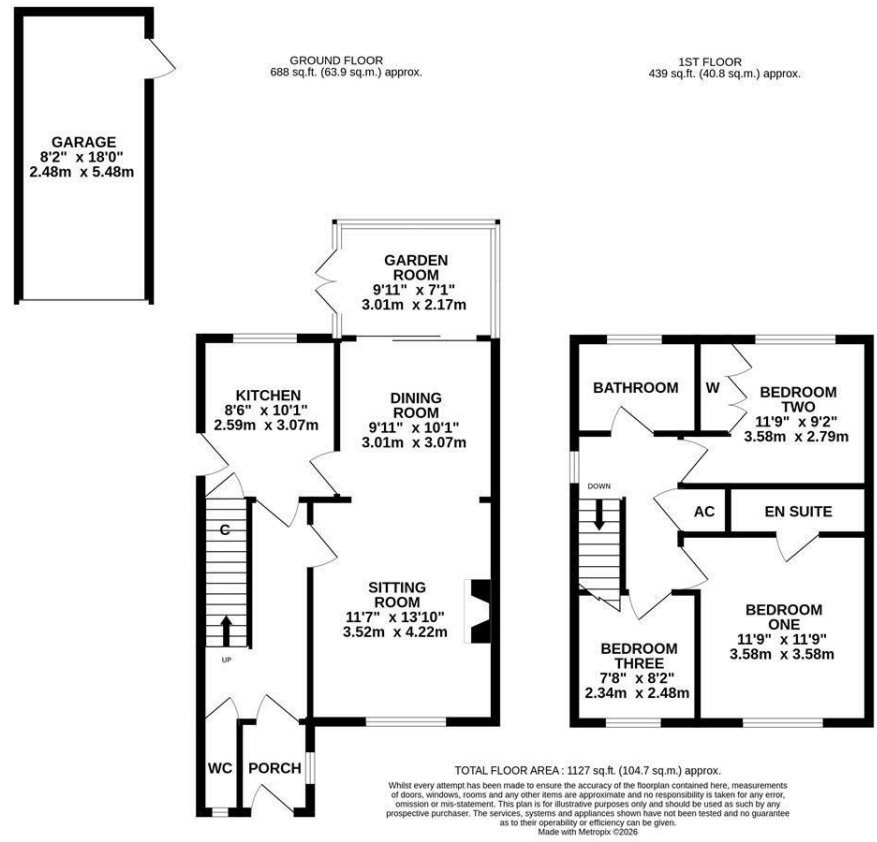
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**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.



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>		71	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			



