

Alexanders
MarketMakers.

Heath Road
Market Bosworth

- Extended three bedroom semi-detached home
- Stunning open plan living-dining kitchen
- Cosy sitting room with wood burner
- Further reception room for flexible use
- Three good sized bedrooms with family bathroom
- Generous established rear gardens
- Raised decking area for outdoor entertaining
- Timber garden studio with flexible use
- EPC Rating C / Council Tax Band C / Freehold

Alexanders of Market Bosworth offer to the market this superb extended three bedroom semi-detached home on Heath Road. At it's heart lies a stunning living kitchen designed with modern lifestyles in mind, and the internal space is complemented by generous established gardens.

Outside, the private rear gardens are laid mainly to lawn with a raised decking area, ideal for outdoor entertaining and a timber studio with power and lighting offers excellent potential for home working or use as a gym. The driveway provides off-road parking to the front and side.

The accommodation extends to an impressive 1,325 square feet and the property offers well-proportioned room sizes throughout, in brief comprising; a spacious entrance hall which extends through to the rear of the property, a cosy sitting room boasting a wood burning stove, and a recently improved, stylish open plan living-dining kitchen, fitted with a variety of high quality integrated appliances under quartz work surfaces and bifold doors provide a direct connection with the rear gardens. A further reception room would be ideal as a playroom or snug. There is also a useful shower room to the ground floor. Upstairs you will find three good sized bedrooms, bedroom one with built in bespoke cabinetry, and the family bathroom.













Location:
The property is situated in a popular residential area of Market Bosworth, enabling new purchasers to take full advantage of the lifestyle the town has to offer. Market Bosworth boasts a selection of independent shops, public houses and eateries. There is a market every Wednesday and a farmers' market on the fourth Sunday of every month. The area is also well known for the renowned Market Bosworth Park, as well as the schooling, including The Market Bosworth School, an Ofsted 'outstanding' secondary school.

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.

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.

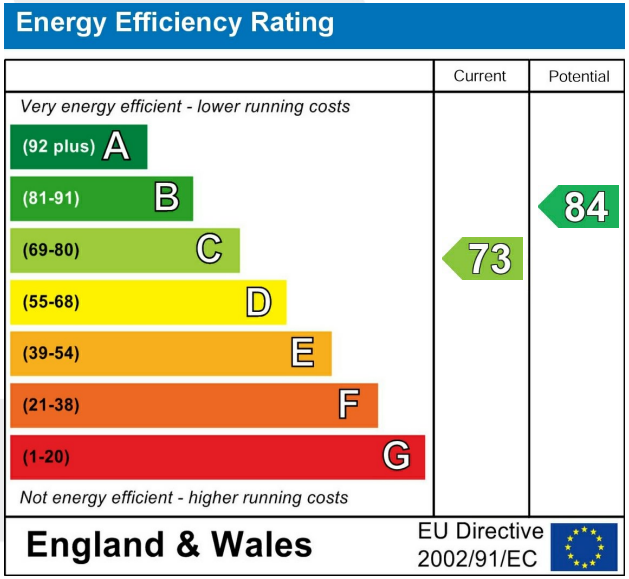
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

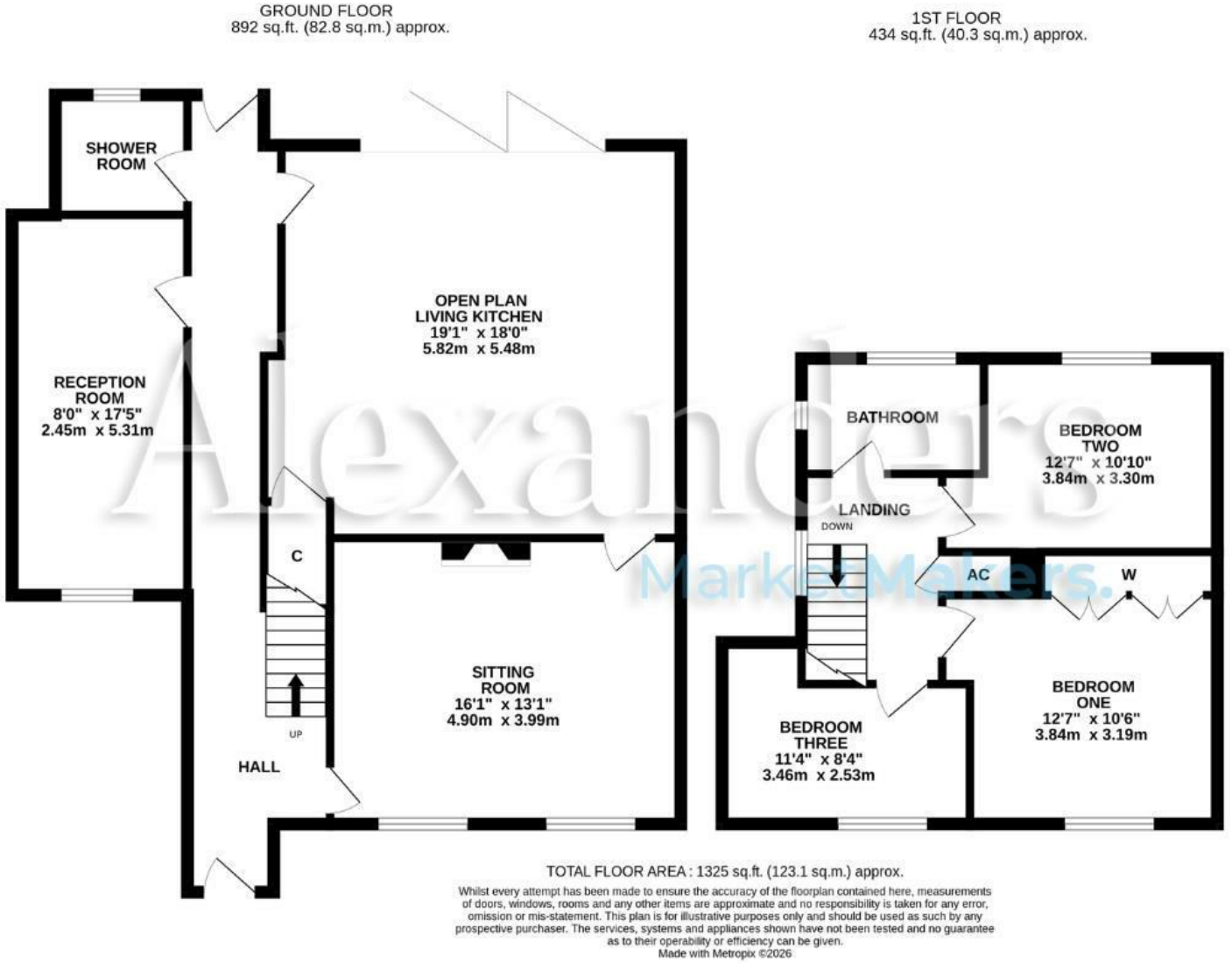
Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required 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) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
84
England & Wales
EU Directive 2002/91/EC


GROUND FLOOR
892 sq.ft. (82.8 sq.m.) approx.
1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.
SHOWER ROOM
RECEPTION ROOM
8'0" x 17'5"
2.45m x 5.31m
OPEN PLAN LIVING KITCHEN
19'1" x 18'0"
5.82m x 5.48m
C
UP
HALL
SITTING ROOM
16'1" x 13'1"
4.90m x 3.99m
BATHROOM
LANDING
DOWN
BEDROOM TWO
12'7" x 10'10"
3.84m x 3.30m
AC
W
BEDROOM THREE
11'4" x 8'4"
3.46m x 2.53m
BEDROOM ONE
12'7" x 10'6"
3.84m x 3.19m
TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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.
Made with Metropix ©2026



Alexanders
MarketMakers.