1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
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ESTATE AGENTS

Room Sizes

Hallway
15'4 x 7'2

Sitting Room
15'4 4 x 15'2

Dining Room
15'4 x 8'9

Dining Kitchen
17'2 x 10'3

Lobby

Utility / Storage
13'4 max x 11'4 max

Wet Room
6'2 x 5

Family Room / Bedroom Four
11'8 x 9'1

Mezzanine Floor
11'2 max x 10'4 max

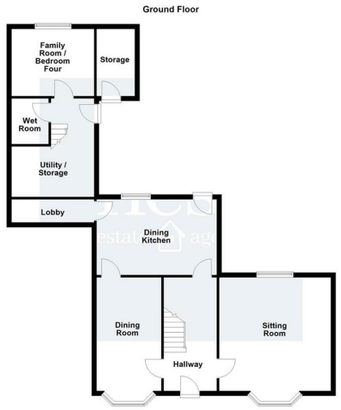
First Floor Landing

Bedroom One
15'4 x 15'1

Bedroom Two
15'4 x 8'9

Bedroom Three
7'3 x 6'3

Family Bathroom
10'3 x 5'9







Victoria Cottage, Park Street, Market Bosworth CV13 0LL

Price Guide £550,000

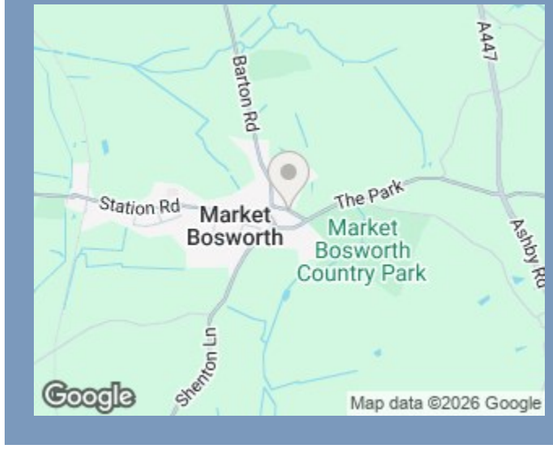
FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATION Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.
Call us on 0116 2772277 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

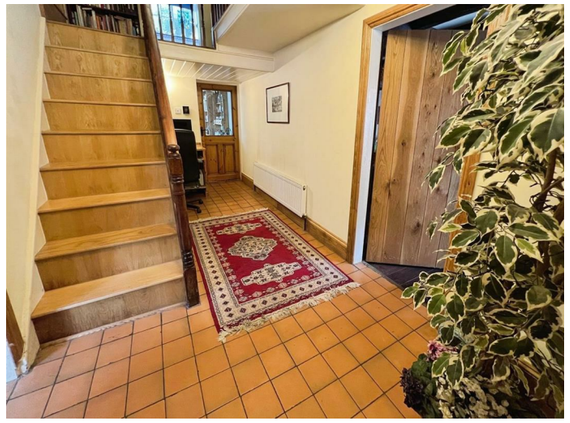
The Story Begins

- Stunning 17th Century Cottage A Must See Offered For Sale With No Upwards Chain
- Grade II Listed
- Sought After Location In This Fabulous Market Town
- Entrance Hall & Sitting Room
- Dining Room & Breakfast Kitchen
- Lobby, Utility & Wet Room
- Family Room / Bedroom Four & Mezzanine
- Three Bedrooms & Family Bathroom
- Energy Rating Excempt
- Council Tax Band F & Freehold Price Guide £550,000 - £575,000

Location Is Everything

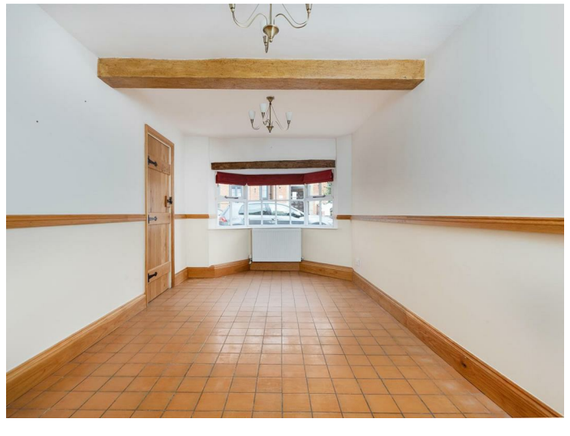
Owners Comments - About Our Home
We have lived at the property for almost 30 years. We have loved the house, garden, location, neighbours, local facilities and sense of community. We have revelled in its history (17th century house, famous, characterful village/town).
Twelve years ago we had a major refurbishment but, at every step, making sure the character of the building was preserved.
We shall greatly miss the proximity of the beautiful country park, the "round the corner" grocery, pharmacy, doctors' and dentist surgeries – not to mention the markets, pubs and restaurants! It is a slice of bygone England peppered with modern amenities – the best of both worlds! For those with children, the schools are to be celebrated (not least of all by Ofsted)
The Village Hall hosts a range of activities from play school to Pilates, from the community post office to Jazz evenings. Market Bosworth has something for all. "Our" house nestles at its heart. Coming home has felt like being on holiday. Move in by Christmas and the Market Square with its Christmas tree and the buildings with their beautiful Christmas lights are sure to delight. A beautiful place to live.











Inside Story

This beautifully preserved 17th-century cottage, set in the historic village of Market Bosworth, offers a unique blend of period charm and modern versatility. Brimming with character, the property features original beams and a wealth of flexible living space across multiple levels. The home's layout lends itself perfectly to family living or multi-generational accommodation.
A welcoming entrance hallway with tiled flooring has an oak staircase leads to the first floor, a purpose-built under-stairs home office space, ideal for working from home or for the children's homework.
The characterful living room boasts a double aspect, a bay window, exposed beams, and a delightful open fireplace. The separate dining room is perfect for entertaining family and friends.
The kitchen features wooden units, a Belfast sink with work surfaces, a striking sky lantern, and a stable door that opens onto the garden, just delightful.
A rear lobby connects to a utility/storage area, which includes useful built-in pine cupboards. This area leads to a versatile family room or fourth bedroom, complete with a vaulted ceiling, a brick and beam feature wall, a window overlooking the garden, and a skylight, along with a ground floor wet room. A staircase leads to a mezzanine level, ideal for a study, hobby space, or occasional guest room.
Upstairs in the main house, an oak staircase leads to the landing, which features oak flooring that continues into the master bedroom. The two double rooms come with built-in oak wardrobes, alongside a family bathroom and an additional bedroom, ensuring wonderful spacious living.
To the rear, a private patio area provides a perfect spot for outdoor dining, leading to a generous woodland-style garden with mature trees and a shed. Additionally, a brick-built outbuilding is currently used as an audio recording studio, offering excellent potential for creative or home office use. This wonderful home is offered for sale with no upwards chain.



