



17, Southfield Way, Market Bosworth, Leicestershire, CV13 0JY

HOWKINS &
HARRISON

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Market Bosworth,
Leicestershire, CV13 0JY

Guide Price: £385,000

Situated within a sought-after residential area of Market Bosworth, this well-presented and versatile three/four-bedroom semi-detached home occupies a larger than average plot and extends to 1103sqft, offering an excellent balance of living accommodation, outdoor space and practicality. In brief comprising, a spacious open-plan kitchen/dining area, utility room and WC, separate living room, office/optional fourth bedroom, three first-floor bedrooms and a family bathroom, making it ideally suited to modern family living and home working.

Externally, there is off-road parking to the front, side and rear, and a substantial rear garden featuring a generous lawn and composite decking.

Offered to the market with no upward chain, the property also enjoys far-reaching elevated views to the rear, further enhancing its appeal.



Location

Market Bosworth is a highly sought-after market town renowned for its historic character, excellent local amenities and strong sense of community. The town offers a range of independent shops, cafés, restaurants, pubs and highly regarded schooling, whilst also providing convenient access to Hinckley, Nuneaton, Leicester and the wider Midlands via the A5, M69, M42 and M6. Combining countryside surroundings with excellent connectivity, Market Bosworth remains one of Leicestershire's most desirable locations.

Approximate distances:

Hinckley – 7 miles

Leicester – 13 miles

Tamworth – 14 miles

Birmingham – 25 miles

East Midlands Airport – 20 miles

Nuneaton Railway Station – 8 miles

London Euston (from Nuneaton) – from approximately 55 minutes by rail



Accommodation Details - Ground Floor

Entered via a welcoming entrance hall with staircase rising to the first floor and a useful understairs storage cupboard, the accommodation is thoughtfully arranged and offers a versatile layout ideally suited to modern family living. Positioned to the rear of the property, the living room provides a comfortable reception space centred around an attractive fireplace with oak mantel, creating a cosy setting for relaxation. Undoubtedly the heart of the home is the impressive open-plan kitchen/dining room, spanning the full depth of the property. Fitted with a comprehensive range of shaker-style units complemented by solid wood work surfaces and a central island, the kitchen also benefits from integrated appliances including a dishwasher, fridge and freezer, providing excellent preparation, storage and everyday practicality. The adjoining dining area offers ample space for family meals and entertaining, enhanced by an attractive oak-beamed fireplace that serves as a charming focal point. French doors, together with full-height side windows, open directly onto the rear garden and allow natural light to flood the space. Leading from the dining area, a versatile additional reception room provides an ideal home office or potential fourth bedroom, offering flexibility to suit a variety of lifestyles. The kitchen also gives access to a useful utility room with an external door to the side elevation, whilst an internal door leads through to a conveniently positioned ground floor WC, completing the accommodation.

First Floor

To the first floor, the landing provides access to three well-proportioned double bedrooms and the family bathroom. Bedrooms one and two are positioned to the rear of the property and enjoy far reaching views over the garden, Bosworth Battlefield and the countryside beyond. Bedroom three is situated to the front and provides a versatile double bedroom. Completing the accommodation is a modern family bathroom fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC.



Outside

Externally, the property occupies a larger-than-average plot with off-road parking to the front and side, together with additional secure parking accessed via double gates. The substantial rear garden enjoys a desirable southerly aspect and a good degree of privacy. A generous composite decked seating area creates an ideal space for outdoor dining and entertaining, with the decking benefitting from the remainder of a 50-year manufacturer's guarantee. Beyond, an extensive lawn is complemented by established borders and enclosed fencing, creating an attractive setting for families and keen gardeners alike. A useful garden shed completes the outdoor space.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Three/four bedroom semi-detached home
- Spacious open-plan kitchen/dining area
- Versatile separate office/bedroom four
- Utility room and ground floor WC
- Three first floor bedrooms and family bathroom
- Generous plot with front, side and rear parking
- Large enclosed south facing rear garden
- Offered with no upward chain
- Popular Market Bosworth village location



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
 Email property@howkinsandharrison.co.uk
 Web howkinsandharrison.co.uk
 Facebook HowkinsandHarrison
 Twitter HowkinsLLP
 Instagram HowkinsLLP



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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