

Alexanders
MarketMakers.

Barton Road
Market Bosworth

- Charming semi-detached two bedroom home
- Prestigious Market Bosworth location
- Versatile accommodation over two floors
- Well-appointed contemporary kitchen
- Impressive main bedroom with rural views
- Ground floor second bedroom
- Off-road parking for two vehicles
- Close to excellent village amenities
- EPC Rating C / Council Tax Band C / Freehold



Alexanders of Market Bosworth are delighted to present this rare opportunity to acquire a charming home occupying an exceptional position on one of the area's most prestigious roads. Enjoying beautiful countryside views and attractive, thoughtfully landscaped gardens, the property is also within a very short walking distance of the heart of the village and its excellent range of amenities. Offering versatile accommodation arranged over two floors, together with off-road parking, this is a particularly appealing home in a highly sought-after location.

The accommodation is comfortable and stylish, with a well-appointed kitchen and a welcoming sitting room which leads through to the conservatory, creating a pleasant additional living space. A ground floor second bedroom is complemented by a shower room, while the entire first floor is dedicated to an impressive main bedroom, enjoying an elevated outlook across the surrounding countryside.

Externally, the property is equally appealing, with a particularly pretty and thoughtfully landscaped rear garden. Enjoying a wonderful open aspect across the adjoining field, the garden provides a tranquil setting in which to relax and make the most of the far-reaching rural views. To the front, a gravelled area provides off-road parking for two vehicles, with further parking available within the visitor bays.











Location:
The property is situated within a very short walking distance of Market Bosworth's historic square, allowing easy access to the village and its excellent range of amenities. Market Bosworth offers a selection of independent shops, public houses, cafés and eateries, together with a weekly market held every Wednesday and a farmers' market on the fourth Sunday of each month.

The village is surrounded by attractive countryside and benefits from the renowned Market Bosworth Country Park, while the area is also well regarded for its schooling, including The Market Bosworth School, an Ofsted-rated '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.

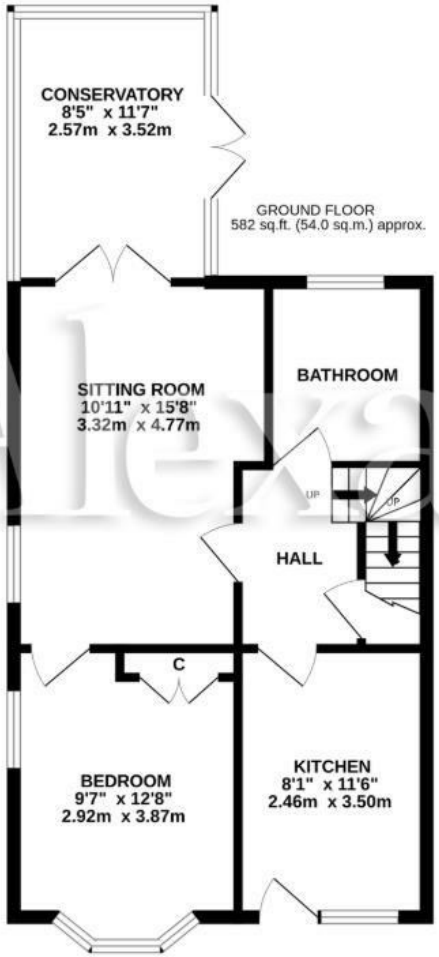

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Money Laundering:

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.

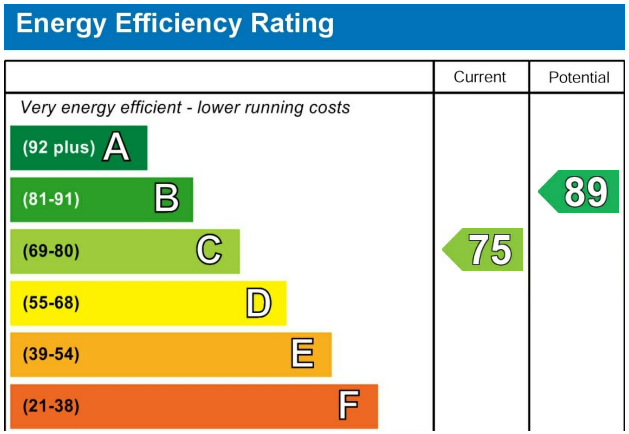




TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.

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.
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