

Alexanders



Northumberland Avenue

Market Bosworth

# Northumberland Avenue

## Market Bosworth

- Four bedroom detached family home
- Quiet and secluded position
- Generous plot set behind a large front garden
- Off-road parking benefiting from two driveways
- Beautifully maintained and upgraded living accommodation
- Large entrance hall
- Kitchen dining room
- Sitting room and study
- EPC Rating C / Council Tax Band F / Freehold

### General Description

Alexanders of Market Bosworth are delighted to introduce to the market this wonderful four bedroom detached family home located on the much sought after Northumberland Avenue, enjoying a quiet and secluded position, nestled at the end of this quiet residential cul de sac yet situated just a moments' walk from the historic cobbled square and all its' amenities.

### Accommodation

This superb family home is positioned on a generous plot set behind a large front garden with plentiful off-road parking benefiting from two driveways either side of the lawn and an adjoining single garage. The rear gardens have been landscaped mostly to lawn with two seating terraces, established borders to surround and a pleasant summer house included within the sale.

Internally, expect to find beautifully maintained and upgraded living accommodation, laid across two floors with four good sized bedrooms and a family bathroom to the first floor. To the ground floor, the large entrance hall gives access to sitting room, study, large kitchen dining room with French doors into the garden and further doors leading to utility room and WC.



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## Location

Market Bosworth and its neighbouring villages offer a selection of independent shops, and a tempting array of pubs and restaurants. The market is held in the square every Wednesday and a popular farmers' market every month. The area also has an excellent reputation for its schooling.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

## Tenure

Freehold.

## Services

We are advised that mains gas, electricity, water and drainage are connected, with gas fired central heating.

## Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leicester, LE10 0FR (Tel: 01455 238141). Council Tax Band F.

## 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.

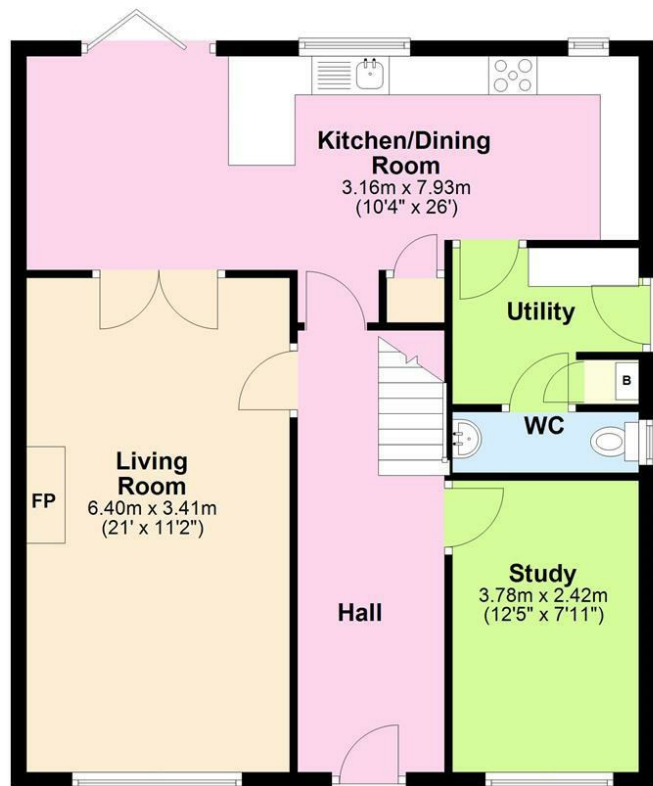
## Money Laundering

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.



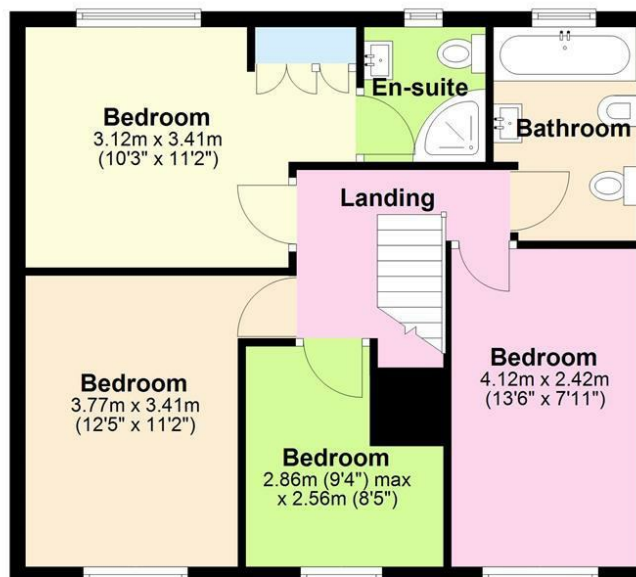
## Ground Floor

Approx. 77.8 sq. metres (837.5 sq. feet)



## First Floor

Approx. 55.3 sq. metres (595.6 sq. feet)



Total area: approx. 133.1 sq. metres (1433.1 sq. feet)



Viewing by appointment only

**Alexanders**

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## Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471

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.

General Note - These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.