



14 Horseshoe Close

, Market Bosworth, CV13 0PL

Offers In The Region Of £365,000



A modern, extended four bedroomed, 2 bathroom, three storey, family detached house occupying corner commanding position. The property offers deceptively spacious accommodation throughout. Additional benefits of gas central heating, sealed double glazing, separate dining room extension, spacious breakfast /kitchen, attractive lounge, guest cloakroom, utility room, bedroom 1 with ensuite shower, bathroom, walled enclosed garden and two to three car driveway,

The property forms part of a established sought after canal side development. off Pipistrelle Drive.

The property is ideally located with walking distance of the centre of Market Bosworth, with local shops, public transport services and local schools such as Dixie Grammar School and Bosworth Country Park.

VIEWING ESSENTIAL.

NO CHAIN.



Reception hall 7'1" x 5'9" (2.16 x 1.74)
Radiator and laminate floor.

Guest cloakroom 6'11" x 5'10" (2.12 x 1.80)
Wash hand basin with tiled splash back, low flush w.c and radiator.

Attractive lounge (front) 17'0" x 10'5" (5.19 x 3.20)
Laminate floor, radiators, double glazed window.

Extended dining room (rear) 12'4" x 12'0" (3.76 x 3.65)
Feature vaulted ceiling, twin double glazed velux roof lights, double glazed windows, twin double glazed French doors and adjacent windows and laminate floor,

Utility room (side) 6'10"x 5'10" (2.10x 1.80)
A wall mounted Ideal Icos He 18 central heating gas fired regular boiler, plumbing for washing machine, work surface, double glazed composite door and radiator.

Modern breakfast kitchen (front) 17'0" x 9'7" (5.19 x 2.94)
Stainless steel sink unit, range of base and wall units, (five base units and four wall), associated work surfaces, integral breakfast bar, split level gas hob and fan assisted electric oven, extractor hood, fitted dishwasher, fitted fridge, double glazed windows to front and side, radiator and down lights to ceiling.

First floor landing 10'8" (max) x 9'4" (max) (3.26 (max) x 2.85 (max))
Double glazed window, radiator, mains smoke alarm with battery back up, staircase to second floor with spindle balustrade.

Bedroom 1 (through) with en-suite shower 17'0" x 10'5" (5.19 x 3.20)
Radiators and double glazed windows to front and rear.

En-suite shower 7'1" x 5'6" (2.16 x 1.68)
Fitted corner shower cubicle with chrome mixer shower and side glazed screen, wash hand basin, low flush w.c, central heating radiator, obscure double glazed window, and extractor fan.

Bedroom 2 (front) 10'4" x 9'4" (3.14 x 2.84)
Double glazed window, radiator, and airing cupboard.

Luxury bathroom (rear) 7'4" x 7'1" (2.23 x 2.16)
Panelled bath, wash hand basin, low flush w.c, radiator, obscure double glazed window, ceramic wall tiling, extractor fan and shaver point.

Second floor landing 10'1" max 4'7" min x 8'11" (3.08 max 1.39 min x 2.73)
Radiator and mains smoke alarm with battery back up.

Bedroom 3 (through) 17'0" x 13'5" (max) (5.19 x 4.11 (max))
Double glazed picture window, fitted triple wardrobes, Velux double glazed roof light, and twin central heating radiators.

Bedroom 4 (through) 17'0" x 10'5" (5.19 x 3.18)
Fitted triple wardrobe, double glazed Velux roof light and double glazed windows to side and front.

Outside
Having enclosed wall side garden, paved patio.

Front garden

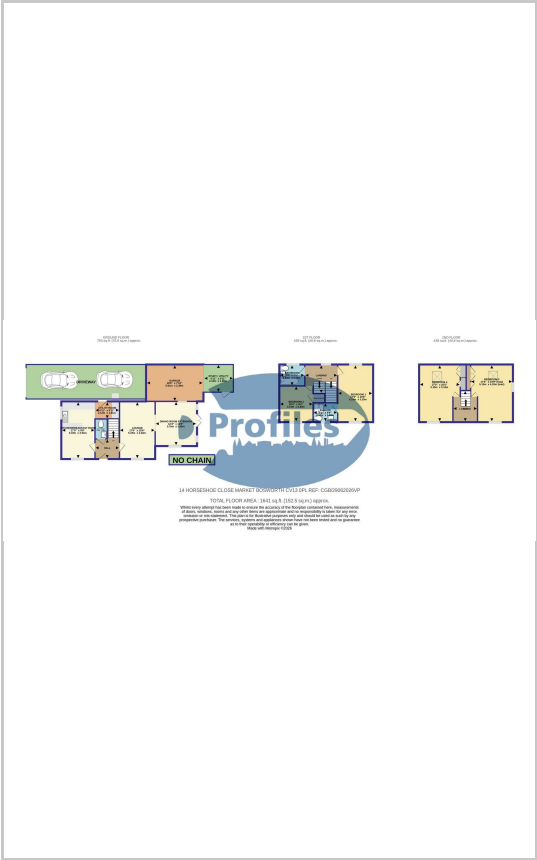
Tarmacadam driveway with parking for 2 to 3 cars to the rear of the property leading to a garage.

Detached garage 18'4" (max) x 7'10" (5.61 (max) x 2.39)
Partially converted into utility room.

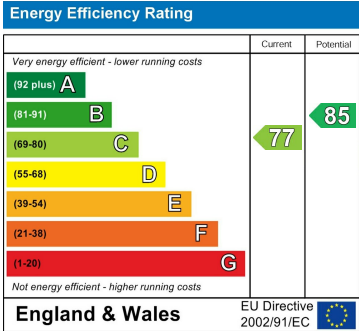
Area Map



Floor Plans



Energy Efficiency Graph



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