



Alexanders
MarketMakers.

Station Road Market Bosworth

- A deceptive four bedroom detached property
- Lovely plot in the heart of Market Bosworth
- Lovingly maintained in the same ownership since new
- Beautifully inviting, established rear gardens
- Private driveway and integrated garage
- Versatile floor space with a downstairs bedroom/study
- Three bedrooms upstairs
- Kitchen/breakfast room and separate utility
- EPC Rating C / Council Tax Band F / Freehold

Nestled in the charming town of Market Bosworth, this delightful detached house offers a perfect blend of comfort and versatility. Spanning an impressive 1,575 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

With three well-appointed bedrooms, this home provides ample space for families or those seeking a little extra room. Additionally, the presence of three bathrooms ensures convenience for all occupants, making morning routines a breeze.

One of the standout features of this property is the potential for a fourth bedroom, complete with a shower room located on the ground floor. This flexible space can easily adapt to your needs, whether it be for guests, a home office, or a playroom for children.

Parking is a significant advantage here, with space available for up to three vehicles, ensuring that you and your visitors will never be short of parking options.

Market Bosworth is known for its picturesque surroundings and community spirit, making this property not just a house, but a place to call home. With its versatile layout and prime location, this residence is an excellent opportunity for those looking to settle in a vibrant and welcoming area. Don't miss the chance to make this wonderful property your own.





General Description

Alexanders of Market Bosworth are delighted to introduce to the market this lovingly, maintained four bedroom detached property in a lovely established plot on Station Road in the heart of Market Bosworth.

Accommodation

The property was constructed in 2000 as one of four properties and has been in the same ownership since new. The internal living space has been exceptionally well-maintained and outside, the property occupies the largest of the four plots and is set behind walled front gardens and a private driveway which gives access to an integrated garage. The established rear gardens are beautifully inviting, laid mainly to lawn with well-stocked mature borders and a seating terrace directly to the rear of the property.

The accommodation comprises: entrance hall, kitchen / breakfast room, utility room, dining room and a living room with French doors leading out onto the seating terrace and gardens. The internal layout is versatile and suited to future proofed living for anyone needing a downstairs bedroom. The property currently provides a study / bedroom four and shower room downstairs. Upstairs you will find three bedrooms, two offering double proportions, and a family bathroom. All three bedrooms provide fitted wardrobes and the main bedroom also benefits from en-suite facilities.

Location

This beautifully quaint town nestled in Leicestershire countryside has a selection of independent shops and a tempting array of pubs and restaurants in the neighbouring villages making for a pleasant rural community. The market is held every Wednesday and a popular farmers' market every month. The area also has an excellent reputation for its schooling.

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

Freehold.

Local Authority

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

Viewings

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





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.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.

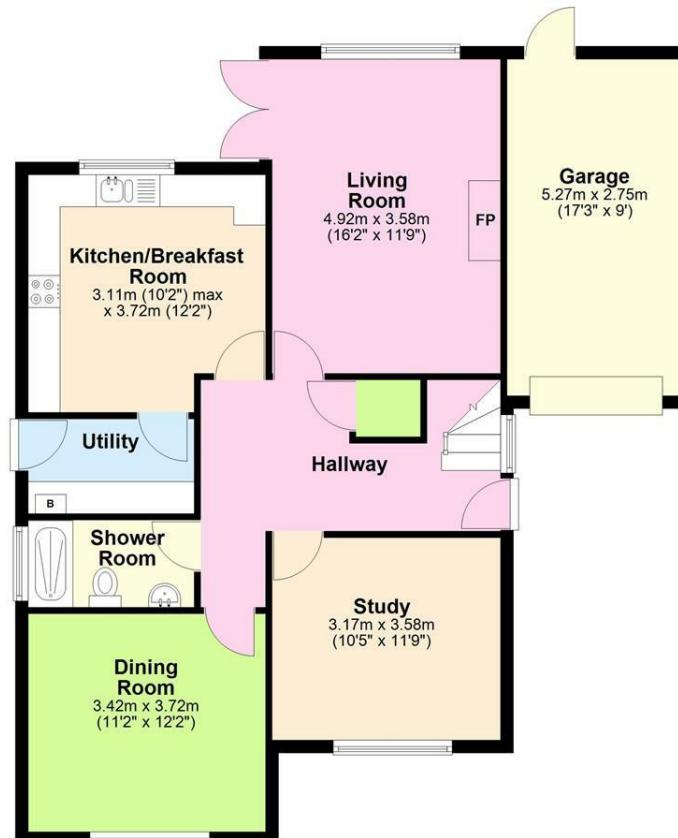
Money Laundering

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.

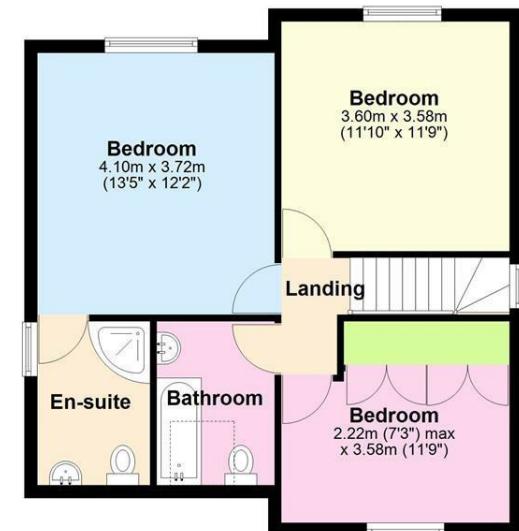
General Note:

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.

Ground Floor
Approx. 92.3 sq. metres (993.8 sq. feet)



First Floor
Approx. 54.0 sq. metres (580.8 sq. feet)



Total area: approx. 146.3 sq. metres (1574.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		





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So can you.

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