



178 Station Road,  
Market Bosworth,  
CV13 0NP.



£725,000

### GENERAL

A lovely family home set on an exceptional plot with beautiful gardens on the edge of Market Bosworth village. The house has been in the same family since being built in 1964. The accommodation briefly includes on the ground floor- entrance hall / dining space, spacious sitting room, breakfast kitchen, two double bedrooms and wet room. On the first floor there are three bedrooms and a family shower room. Outside the property has front and rear gardens and is well set back from the road. There is a large garage attached to the rear property and detached workshop towards the bottom of the garden.

### LOCATION

Market Bosworth is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and is locally considered to be one of the most desirable locations to live. There is a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. The town is home to one of the area's leading private schools, The Dixie Grammar, and there is also a High School rated by OFSTED as "outstanding" and Primary School. Market Bosworth is a thriving community and offers a generous range of amenities including a library, churches, independent retailers, a Co-Op and restaurants. Local attractions include the Bosworth Country Park, the Ashby Canal and the Bosworth Battlefield Heritage site.



## THE HOUSE

The accommodation is arranged over two floors as follows.

## ENTRANCE PORCH

A UPVC front door enters into the porch area, with tiled flooring. A wooden door leads inside.

## ENTRANCE HALL / DINING SPACE

A lovely area with window overlooking the front gardens, this room is a versatile space. Doors off to the living accommodation.

## SITTING ROOM

16'11 x 14'10

A great size room with large windows to the front overlooking the front gardens. There is a wood burning stove and feature recessed bookshelves giving the room a cosy feel. Carpeted flooring and central heating radiator.

## BREAKFAST KITCHEN

17'11 x 12'07

The kitchen is fitted with a comprehensive range of wood wall and base units with tiled splashbacks. There are integrated appliances to include a Rangemaster cooker with gas ring top and extractor over, dishwasher and fridge/freezer. There is a window to the side and rear and back door leading outside.

## BEDROOM ONE

15'11 x 9'00 to wardrobes

With a window to the side, large amount of fitted wardrobe space, carpeted flooring and central heating radiator.

## WET ROOM

The room has been converted a wet room with shower and hand held attachment. There is also a separate shower cubicle, low flush lavatory and wash hand basin

set in a vanity unit. There is also a useful airing cupboard housing the hot water tank.

## BEDROOM TWO

10'09 x 10'02 to wardrobes

With a window to the side, fitted wardrobe space, carpeted flooring and central heating radiator.

## STAIRS TO THE FIRST FLOOR

Stairs rise from the entrance hall to the first floor.

## FIRST FLOOR LANDING

With doors off to the bedrooms. Useful eaves storage.

## BEDROOM THREE

13'01 x 10'11 to wardrobes

With window to the side and Dorma window to the front, this a light and airy room. There are fitted wardrobes, carpeted flooring and central heating radiator.

## BEDROOM FOUR

10'11 max x 13'01 max

With Dorma window to the rear, useful storage cupboard and fitted wardrobes. There is a carpeted flooring and central heating radiator.

## SHOWER ROOM

With suite comprising, shower cubicle, low flush lavatory and wash hand basin set in a vanity unit. There is a Dorma window to the rear and central heating radiator.

## BEDROOM FIVE

18'03 x 7'11 limited head height

Currently being used as a home office, this room does have some limited head height to either side. There is a window to the front and fitted storage into the eaves.

## OUTSIDE

The house offers a fabulous frontage with sweeping driveway, planted with mature shrubs and trees. Perfectly set back from the road offering a great amount of privacy.

## REAR GARDEN

The rear garden is a lovely space which again offers a great amount of privacy. The driveway runs around the side of the house to the double garage, and extends up to the workshop at the rear of the garden. The rest of the garden is laid to lawn with planted mature borders and mature trees.

## WORKSHOP

26'10 max 22'11 min x 17'00

To the rear of the garden, a large space which can be assessed by the driveway to the side of the house.

## GARAGE

17'08 max x 15'06 max

Attached to the rear of the property, there is an electric up and over door to the front as well as a pedestrian access door. The garage houses the floor standing Worcester central heating boiler. There is a window to the side and separate storage cupboard.

## COUNCIL TAX

Hinckley & Bosworth - Band F







Ground Floor



1st Floor



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