



120 Station Road,
Market Bosworth,
Leicestershire, CV13 0NP



£1,195,000

GENERAL



Front

An impressive approach to this substantial detached home, featuring a generous block-paved driveway providing ample off-road parking, an attractive lawned frontage and a double garage.

Entrance Hallway

A welcoming entrance hall creating an excellent first impression, providing access to the principal ground-floor accommodation with a staircase rising to the first floor.

Open Plan Kitchen / Dining / Sitting Area

Undoubtedly one of the highlights of the home, this stunning open-plan living space has been beautifully designed for modern family life and entertaining. The stylish fitted kitchen features an impressive central island, integrated appliances and elegant cabinetry, complemented by generous dining and informal seating areas. Extensive glazing and bifold doors flood the space with natural light and create a seamless connection to the rear garden.

Utility Room

A thoughtfully designed utility room fitted with complementary cabinetry, practical work surfaces and a sink, together with space for laundry appliances. An excellent addition to the main kitchen.

Home Office / Snug / Playroom

A versatile and beautifully presented additional reception room, currently arranged as a home office. Equally suited as a cosy snug, children's playroom or quiet retreat, providing valuable flexibility for modern family living.

Living Room

An impressive and generously proportioned living room offering a wonderful space for relaxation and entertaining. Featuring a charming fireplace, attractive fitted shelving and excellent natural light, this elegant reception room provides a comfortable retreat from the open-plan family areas.

First Floor Landing

A spacious central landing providing access to four well-proportioned bedrooms and the family bathroom, with a further staircase leading to the second floor.

Master Bedroom

An impressive principal bedroom offering generous proportions and a comfortable, relaxing atmosphere. Benefiting from fitted storage and its own private en-suite, creating a lovely principal bedroom suite.

En Suite

A beautifully presented private shower room serving the principal bedroom.

Bedroom Two

A well-proportioned double bedroom offering comfortable accommodation and flexibility.

Bedroom Three

A bright and spacious bedroom, ideal for family members or guests.

Bedroom Four

A further good-sized bedroom, equally suited to use as a guest room or additional study.

Main Bathroom

A conveniently positioned family bathroom serving the first-floor bedrooms.

Second Floor Landing

Bedroom Five

A spacious second-floor bedroom offering excellent versatility for family or guest accommodation.

Bedroom Six

A further generous bedroom, ideal for guests, older children or a private home office.

2nd Floor Bathroom

A practical shower room conveniently serving both second-floor bedrooms.

Rear Garden

An attractive and thoughtfully arranged rear garden, providing an excellent extension of the home's living accommodation. Featuring a generous paved terrace ideal for outdoor dining and entertaining, together with lawned areas offering space for children to play and families to relax.

Offer Procedure

Offer Procedure - If you are obtaining a mortgage on this property, one of our qualified mortgage consultants can contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Fox Country Properties Ltd are required to carry out checks to verify each parties identity and funding.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking Of Selling?

As a proudly independent estate agency, we combine extensive local knowledge with a genuinely personal approach to moving home.

Our experienced team is committed to providing honest advice, proactive communication and attentive service from your first enquiry through to completion.

For sellers, we bring together carefully considered marketing and skilled negotiation to achieve the best possible result.

For buyers, we take the time to understand what matters most and help you find the right home. Thinking of selling? Contact our team to arrange a no-obligation market appraisal.

Notes For Purchasers

Notes For Purchasers - While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

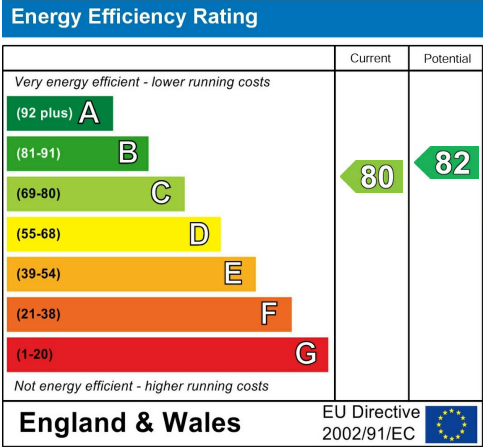
(5) Fox Country Properties Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

MONDAY - FRIDAY : 9:30am - 17:00pm

SATURDAY : 9:30am - 13:00pm

SUNDAY - Closed









Total area: approx. 304.4 sq. metres (3276.9 sq. feet)



Important Notice: Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

Sales: **0116 2796543**

foxcountryproperties.co.uk