

14, Beckett Avenue, Market Bosworth, Leicestershire, CV13 0JZ

HOWKINS & HARRISON

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Market Bosworth,
Leicestershire, CV13 0JZ

Guide Price: £355,000

Offered with no upward chain and providing 1115 sq ft of accommodation, this attractive and well-presented three-bedroom home occupies a quiet cul de sac position on Beckett Avenue in the highly regarded market town of Market Bosworth.

Ready to move straight into, the accommodation is bright, comfortable and well proportioned, with an entrance porch and hall, spacious living room, separate dining room, fitted kitchen, useful store rooms and ground-floor WC. Upstairs are three bedrooms and a modern family bathroom.

Outside, the property enjoys a generous paved frontage with parking potential together with an established rear garden, an appealing outdoor space offering countryside views to the rear.

Combined with its lovely village setting and excellent access to local amenities and commuter links, this is a particularly inviting home in a sought-after location.







Location

Beckett Avenue is a quiet cul de sac with no through traffic in an established residential area of Market Bosworth, a historic village in Leicestershire, within the Hinckley and Bosworth district. The property is conveniently positioned within the village, with local amenities, shops, schools and community facilities available in and around the centre of Market Bosworth. The Co-operative Food on Main Street provides everyday convenience shopping, while The Market Bosworth School is located on Station Road/Back Lane. The Dixie Grammar School is also situated close to Market Place.

Market Bosworth offers a traditional village environment with a mixture of residential streets, local businesses, open spaces and historic surroundings. The property is approximately 10 km from Hinckley railway station, providing access to the wider rail network, while local bus services operate from stops around the village.

Distances:
Hinckley: approximately 7 miles
Ashby-de-la-Zouch: approximately 9 miles
Leicester: approximately 11 miles
East Midlands Airport: approximately 18 milesEast Midlands Airport – 25 miles
Birmingham Airport – 17 miles



Accommodation Details

The entrance porch opens into a welcoming hallway, with stairs rising to the first floor and access to the principal ground-floor rooms. The living room is positioned to the rear and features a focal-point fireplace, while the separate dining room provides a generous second reception space with a glazed door leading through to the kitchen. The fitted kitchen is arranged with a range of wall and base units, work surfaces and an integrated oven, with access beyond to the useful store rooms and ground-floor WC, together with a door opening out to the rear garden.

On the first floor, the landing serves three bedrooms and the family bathroom. The two larger bedrooms offer good proportions and useful built-in storage, while the bathroom is fitted with a white suite including a panelled bath with shower over, wash basin and WC.

Outside

Outside, the property enjoys a generous paved frontage, providing potential for off road parking (planning permission has been approved for a dropped curb). Side access leads to the rear established garden, mainly laid to lawn with paved seating areas, gravelled sections, mature shrubs and planting, creating an attractive and practical outdoor space.









Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Offered for sale with no upward chain
- Sought-after Market Bosworth village location
- Approximately 1,115 sqft accommodation
- Spacious living room and separate dining room
- Three well-proportioned first-floor bedrooms
- Neutral fitted kitchen and adjoining store
- Generous paved frontage with parking potential
- Established rear garden with countryside views







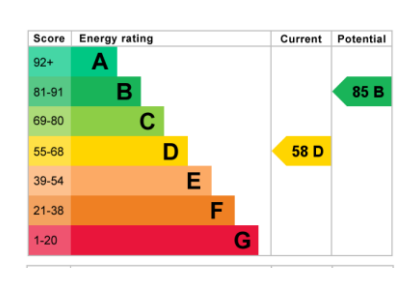
Viewing Arrangements
Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired and broadband is available but not connected.

Local Authority
Hinckley and Bosworth Council - Tel:01455-238141.

Council Tax
Band - C





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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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