



Station Road, Desford, LE9



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£600,000

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## Key Features

- Five bedrooms, master with en-suite shower room
- Executive detached family home
- Three reception rooms
- Parking for multiple vehicles & detached double garage
- Sought after village location
- Available with no upward chain
- EPC rating TBC
- Freehold





An exceptional opportunity to acquire an executive five-bedroom detached residence, superbly positioned within the highly regarded village of Desford and within comfortable walking distance of the esteemed Bosworth Academy. Ideally suited to modern family living, the property benefits from gas central heating and double glazing throughout. The thoughtfully arranged accommodation comprises a welcoming entrance hallway, three elegant reception rooms, a guest WC, a well-appointed breakfast kitchen and a separate utility room. To the first floor are five well proportioned bedrooms and a family bathroom, with the principal suite enjoying fitted wardrobes and a private en-suite. Occupying a larger than normal plot, the property benefits from ample off-road parking, a detached double garage and a lawned rear garden. Offered to the market with no upward chain, this impressive home presents a rare opportunity in a sought-after location, and

### Welcome to your new home

Upon entering the property, you are welcomed into an entrance hallway providing access to the majority of the ground floor accommodation, including a guest WC. Featuring a staircase rising to the first floor and a storage cupboard.

The principal reception room spans the full length of the home and is positioned around a feature gas fireplace, with French doors opening out to the rear garden. This room flows through to the formal dining room, which also benefits from French doors to the garden, creating an excellent space for entertaining.

The breakfast kitchen is fitted with a range of wall and base units with granite surfaces over, soft-close drawers, a sink with countertop drainer, Rangemaster oven (included), and integrated fridge and dishwasher. Finished with tiled flooring and spot lighting, a door leads through to a useful utility room offering additional storage and space for two appliances.



Completing the ground floor is a office, which could be used as a playroom.

### Moving upstairs

To the first floor are five well-proportioned bedrooms, four of which are doubles, all benefitting from built-in storage. The principal bedroom features fitted wardrobes and enjoys the added luxury of a private en-suite, fitted with a three-piece suite comprising a shower cubicle, wash hand basin and WC. Bedroom two also benefits from built-in wardrobes.

Completing the first floor is the family bathroom, fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC, complemented by attractive tiling. The landing provides access to the loft space and two useful storage cupboards.

Should additional living accommodation be required, the property offers considerable scope for extension to the side, subject to the necessary planning consents.

### Outside

The property occupies a well-established plot and is set back from the road, benefitting from a block-paved driveway that provides parking for multiple vehicles and access to the detached double garage, complete with light and power. To the rear, the gardens are mainly laid to lawn and feature a paved seating area adjoining the property, ideal for outdoor relaxation. The garden is enclosed by fencing and enhanced by a variety of mature plants and shrubs.

### Location

Desford is a thriving and well-served village offering a wide range of local amenities, including Bosworth Academy, a primary school, nursery, doctors' surgery, dentist, and a variety of sports clubs. The village benefits from a regular bus service to Leicester and provides excellent access to the motorway network via the M1 and M69. The historic town of Market Bosworth, home to the renowned Dixie Grammar School, lies to the west.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion.  
Hinckley & Bosworth - Tax Band F. Please be advised that





when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

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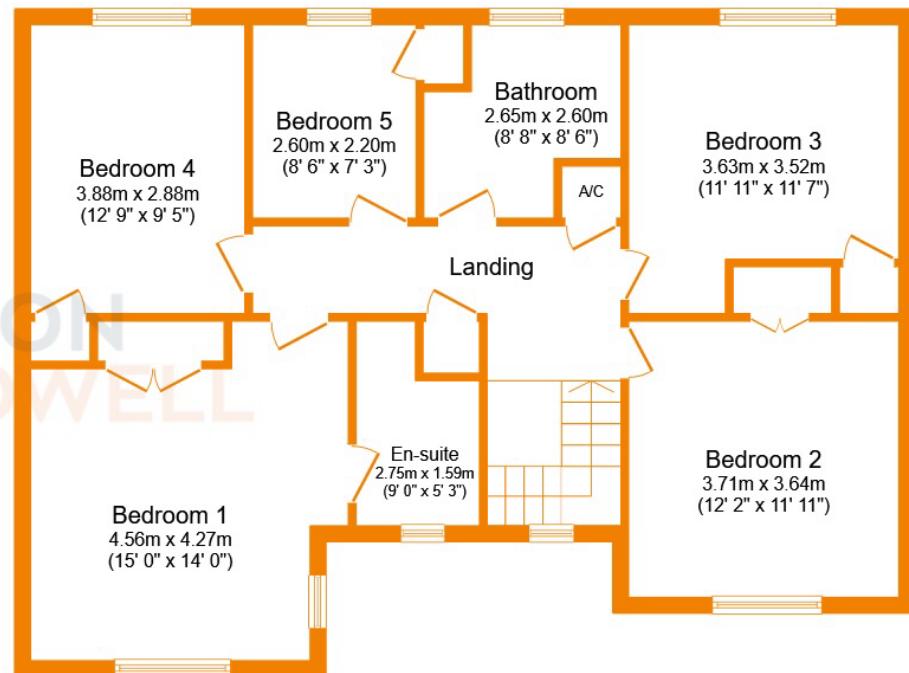
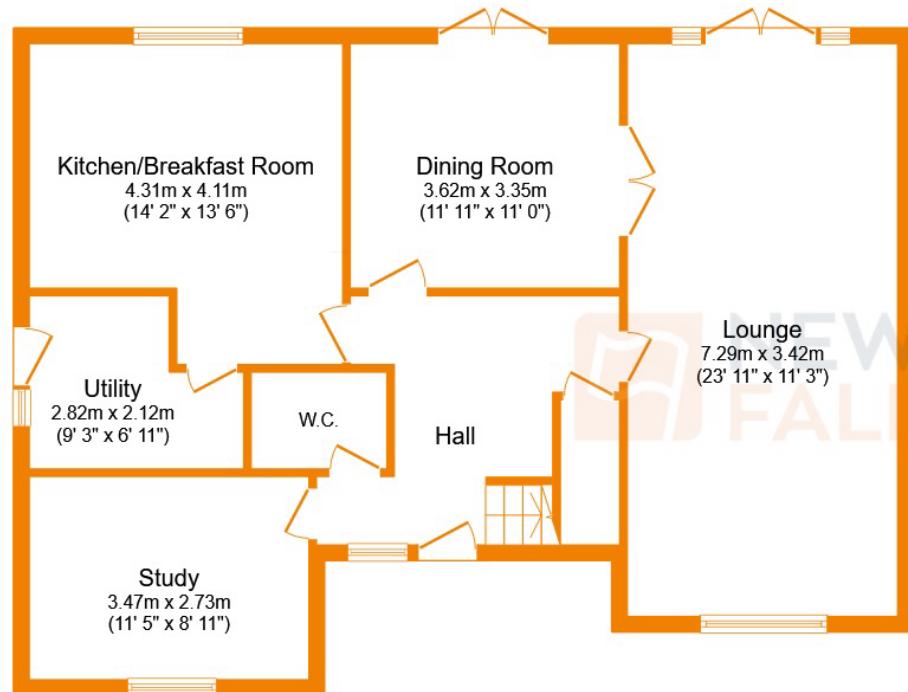
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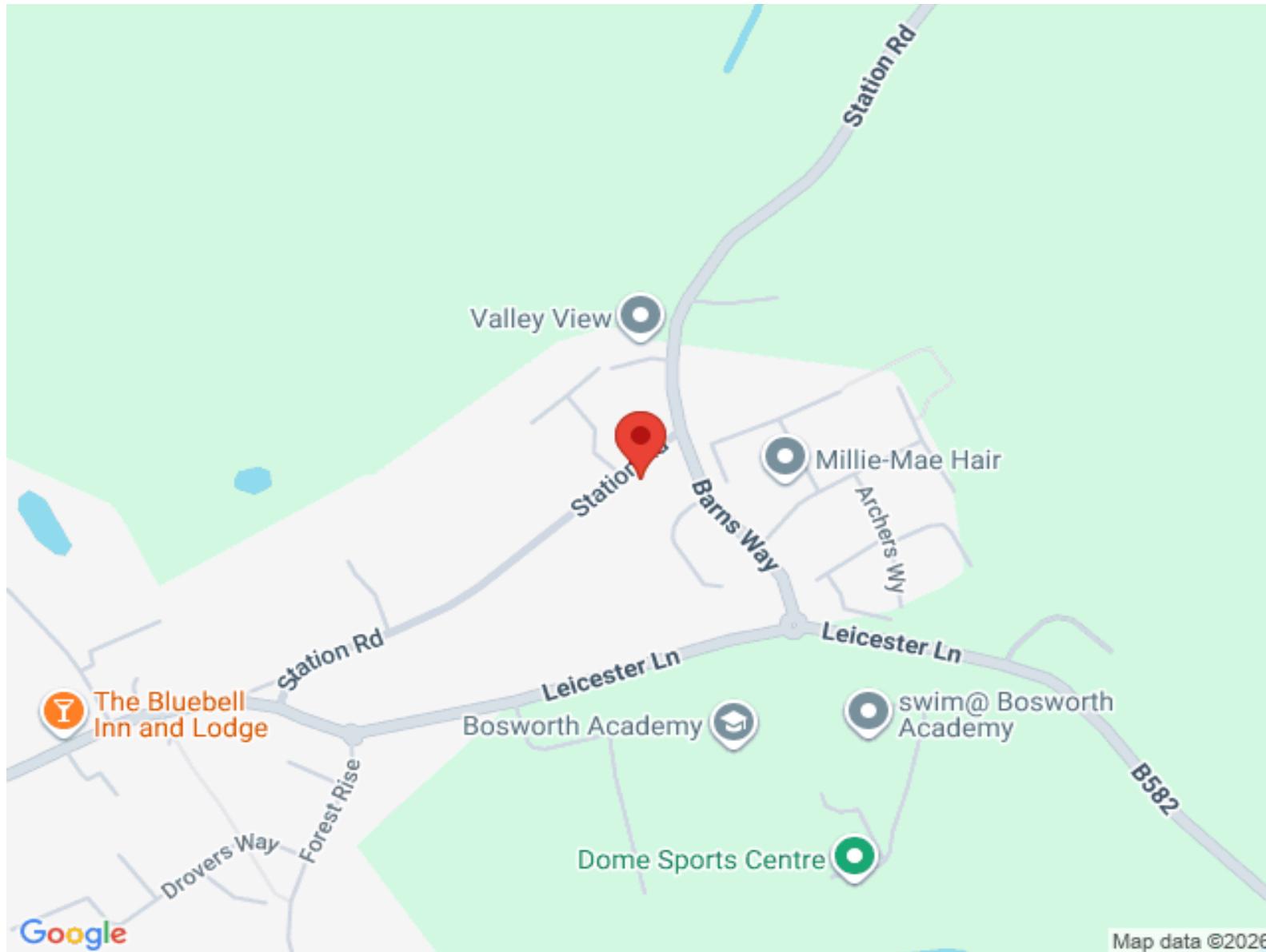
If you have a house to sell then we would love to provide you with a free no obligation valuation.







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