





# Station Road Market Bosworth

- Detached five bedroom family home
- Bay fronted spacious sitting room
- Central breakfast island in kitchen diner
- Bright conservatory area
- Block paved gated driveway
- Several seating areas
- Fully insulated art studio with water
- Extensively landscaped to lawn gardens
- EPC Rating D / Council Tax Band G / Freehold

Nestled on the charming Station Road in Market Bosworth, this impressive detached house offers a perfect blend of space, comfort, and versatility. Spanning an expansive 2,072 square feet, the property boasts three well-appointed reception rooms, providing ample space for both relaxation and entertaining. The five generously sized bedrooms ensure that there is plenty of room for family and guests alike, while the two modern bathrooms add convenience to daily living.

One of the standout features of this home is the fully insulated art studio, complete with water connection, making it an ideal space for creative pursuits or a peaceful retreat. The property also benefits from parking for up to four vehicles, a significant advantage in this desirable area.

Market Bosworth is known for its picturesque surroundings and vibrant community, offering a range of local amenities, shops, and schools. This property presents an excellent opportunity for those seeking a spacious family home in a tranquil yet accessible location. With its thoughtful layout and additional features, it is sure to appeal to a variety of buyers looking for both comfort and functionality. Do not miss the chance to make this delightful house your new home.





## General Description

Alexanders of Market Bosworth are delighted to introduce to the market this exciting opportunity to acquire a delightful, detached period family home situated in the heart the historic and much sought after Market Bosworth.

## Accommodation

Set behind mature front gardens with an established hedgerow, and a good sized block paved gated driveway. there is access to the right hand side of the property which leads to the generous side area and in turn to the impressive rear gardens. The gardens have been extensively landscaped to lawn and there are several seating areas, stocked borders and mature hedgerow, a garden shed and fully insulated art studio with water. The internal living space is currently set across two floors to comprise in brief: porch, hall, bay fronted sitting room opening into a rear dining room through to the dining kitchen. The kitchen area is fitted with a range of eye and base level units, central breakfast island and a range cooker with doors leading into the conservatory and out onto the garden. There are a further two reception rooms and WC to the ground floor. Upstairs expect to find five bedrooms and two bathrooms.

## Location

The property is situated on the sought-after Station Road and within a moments' walk of the historic square. Amenities include a doctors surgery and dental practice, a selection of independent businesses including boutique shops, pubs, restaurants, and coffee shops, as well as a weekly market and a farmers' market held in the market place every month. The area is well-known for its schooling, including The Dixie Grammar School and The Market Bosworth School.

## 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

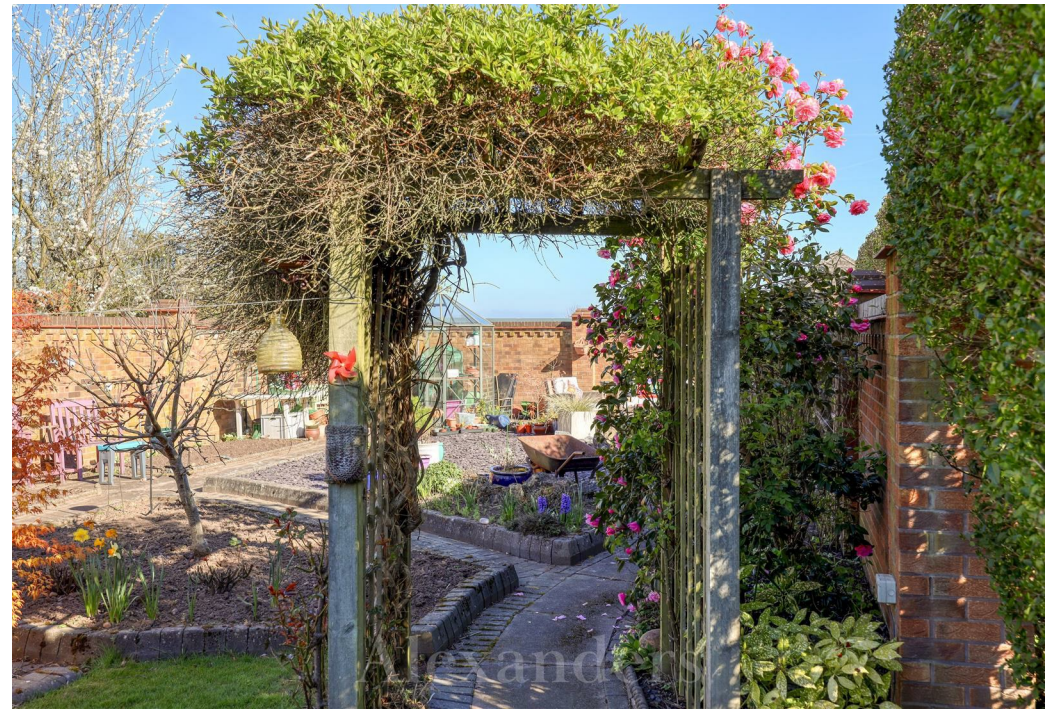
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leicester, LE10 0FR (Tel: 01455 238141). Council Tax Band G.

## 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.

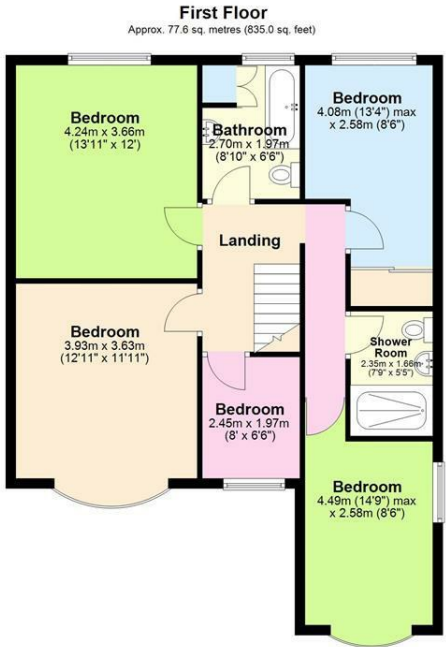
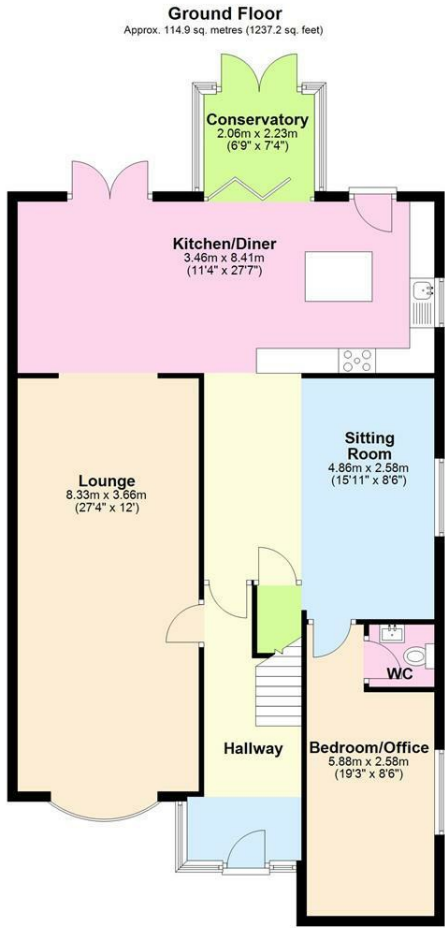
**Public Rights of Way, Wayleaves & Easements:**  
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**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.



Total area: approx. 192.5 sq. metres (2072.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		

