



22 Hornsey Rise, Market Bosworth, CV13 6DF
£1,350,000

 5  4  null  B



£1,350,000

22 Hornsey Rise

Market Bosworth, CV13 6DF

- Outstanding Family Home
- Far Reaching Southerly Views
- Two Receptions
- Five Bedrooms all with Air Conditioning
- Double Garage and Driveway
- Small Exclusive Development
- Open Plan Living Area
- Media Room and Garden Room
- Three En-Suites & Family Bathroom
- EPC Rating B

****No Upward Chain**** ****Exceptional five bed house on the award winning Hornsey Rise development close to Market Bosworth ****5 Double Bedrooms all have air conditioning ****Three En-Suites **Family Bathroom **Stunning Kitchen with Two Sets of Bi Fold Doors opening onto the South Facing Garden **Amazing Country Views **High Quality Finishes **Double Garage and Driveway **Solar Panels **Air Source Heat Pump **Underfloor Heating to Ground Floor**



GENERAL

LOCATION

TECHNOLOGY

THE HOUSE

RECEPTION HALL

CLOAKROOM

SITTING ROOM

MEDIA ROOM

LIVING KITCHEN

KITCHEN AREA

DINING AREA

SITTING AREA

GARDEN ROOM

UTILITY ROOM

21'9" x 14'6" (6.63m x 4.42m)

11'8" x 11' (3.56m x 3.35m)

15'9" x 15'7" (4.80m x 4.75m)

24'1" x 14'10" (7.34m x 4.52m)

17'9" x 13'5" (5.41m x 4.09m)

19'8" x 13'1" (5.99m x 3.99m)



ON THE FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM

17'5" x 16' (5.31m x 4.88m)

EN-SUITE

BEDROOM TWO

13'5" x 11' (4.09m x 3.35m)

EN SUITE

BEDROOM THREE

14'11" x 14'9" (4.55m x 4.50m)

EN-SUITE

BEDROOM FOUR

18'5" x 13'9" (5.61m x 4.19m)

BEDROOM FIVE

16'5" x 9'4" (5.00m x 2.84m)

BATHROOM

OUTSIDE TO THE FRONT

THE GARDEN

IMPORTANT NOTICE

COUNCIL TAX BAND

Directions





Floor Plans

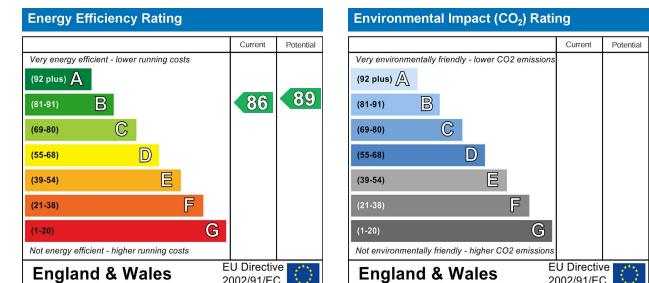


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate. Every care has been taken to ensure any errors, omissions or mis-descriptions are kept to a minimum. These plans are for guidance purposes only and should not be relied on as being accurate. They are not a legal document and should not be used as such. Any prospective purchaser: The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given. Made with Mematrix ©2024

Location Map



Energy Performance Graph



Viewing

Please contact our Market Bosworth Sales Office on 01455 890898 if you wish to arrange a viewing appointment for this property or require further information.



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