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Manor Road
Desford

- Substantial five bedroom family home
- Sought after village of Desford
- Perfect modernisation potential
- Five versatile reception rooms
- Dual-aspect living room with gas fireplace
- Three bedrooms with fitted cabinetry
- Generous south-facing garden
- Ample off-road parking
- EPC Rating D / Council Tax Band D / Freehold

Alexanders are delighted to bring to market this substantial family home, situated on the sought-after Manor Road in Desford. Boasting a dining kitchen, five further reception areas and five bedrooms, the property offers flexible accommodation throughout. A particular highlight is the generous plot and south-facing garden, with established hedgerows offering a high level of privacy.

A welcoming entrance hall is laid with parquet flooring, which continues into the dual-aspect living room, centred around a gas fireplace. Two further bay-fronted reception rooms provide additional versatility, comprising a sitting room and family room. The dining kitchen is flooded with natural light and benefits from external access, with further ground-floor accommodation including a utility room and guest WC.

Upstairs, five bedrooms are served by the family bathroom, with three of the bedrooms benefiting from fitted cabinetry.

The property occupies a delightful, south-facing double plot, with established hedgerows to the front and rear. Off-road parking is provided for multiple vehicles, and the rear gardens are predominantly laid to lawn, with multiple seating areas and scope for further landscaping.

Location:
This beautifully presented property is situated in the heart of the popular village of Desford, offering an excellent balance of village living and commuter convenience. Desford benefits from strong transport links, with easy access to the wider M1, M69 and M42 motorway network, providing straightforward routes to Leicester, Birmingham and beyond.

The village is well served by reputable local schooling, including Desford Community Primary School, with secondary education available at the highly regarded Bosworth Academy. A range of everyday amenities can be found within the village, including local shops, cafés, a medical centre, pubs and community facilities, making Desford a practical and well-connected place to live.

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:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley Leics, LE10 0FR. Council Tax Band D.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

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.

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.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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Money Laundering:

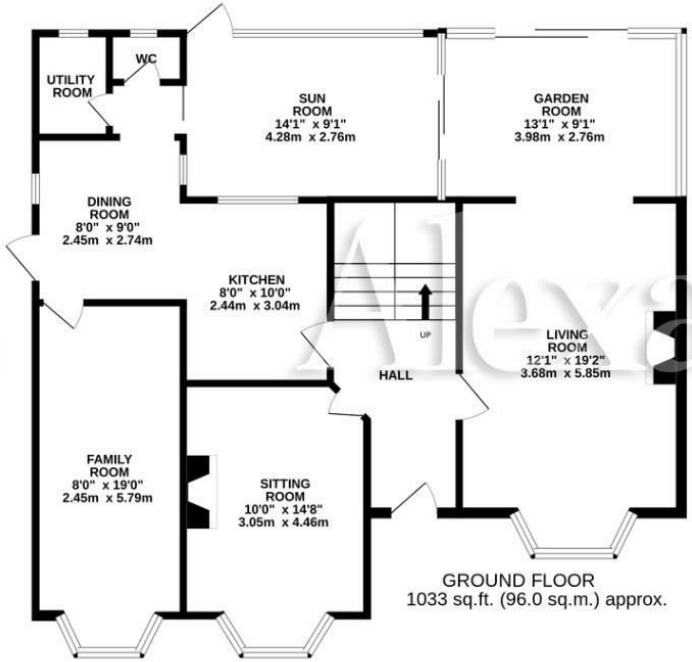
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an 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.

Property Imagery Disclaimer:

Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.



TOTAL FLOOR AREA : 1731 sq.ft. (160.9 sq.m.) approx.

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 and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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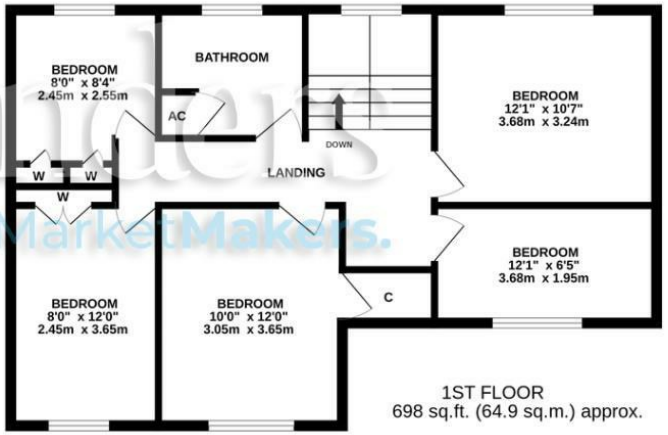

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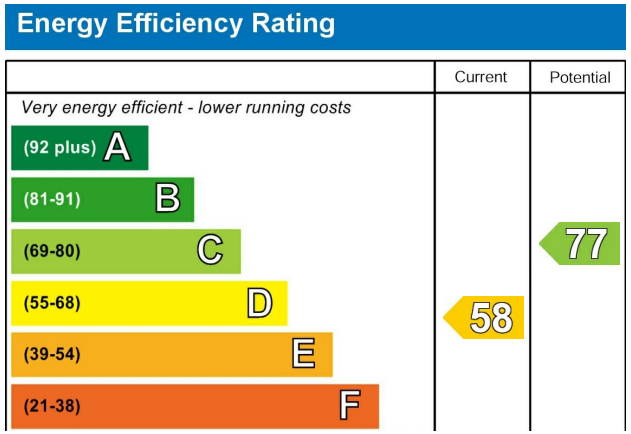

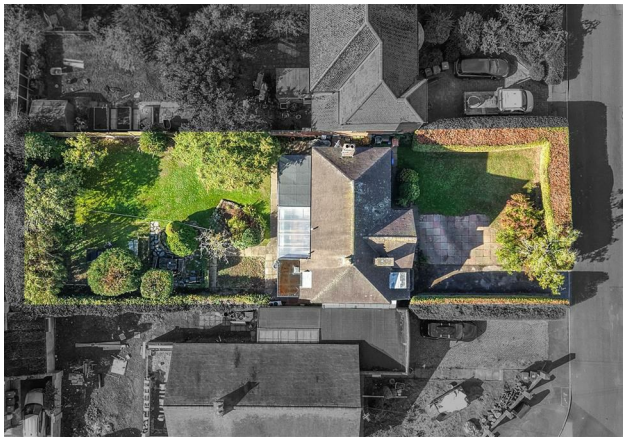

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