



Stanley Road Market Bosworth

- Four bedroom detached home
- Thoughtfully enhanced and improved
- Spacious open plan dining kitchen
- Large island with breakfast bar
- Cosy sitting room with Crittall doors
- Stylish four piece family bathroom
- Enclosed rear garden with patio
- Double width driveway and garage
- EPC Rating TBC / Council Tax Band D / Freehold

Alexanders of Market Bosworth are delighted to present this centrally positioned four bedroom detached home, offering a well balanced combination of modern enhancements and generous living space within easy reach of the town's centre. The property has been thoughtfully improved throughout, creating a stylish and comfortable setting with a strong emphasis on open, sociable living.

The impressive open plan dining kitchen forms the heart of the home, featuring a large central island, breakfast bar and a range of integrated appliances. The ground floor also offers a cosy sitting room with Crittall style doors leading through to the dining area, allowing natural light and views across the rear garden to flow through the space.

Externally, the property continues to impress with a well balanced rear garden featuring a patio seating area and lawn, framed by established planting.

To the front, a double width driveway provides ample parking and access to the integral garage, with gated side access adding further practicality. The overall setting combines convenience with well considered outdoor space, complementing the home's contemporary internal finish.





Accommodation:

The home has been thoughtfully enhanced during its current ownership, resulting in a practical layout including the creation of an impressive open plan dining kitchen, ideal for modern family life as well as entertaining. Laid across two floors, expect to find an entrance hall incorporating a contemporary guest cloakroom and stairs rising to the first floor, which includes four good sized bedrooms and a stylish four piece family bathroom. To the ground floor is a cosy sitting room with crittal doors through to the dining area with views of the garden. The beautifully appointed kitchen includes a large island with breakfast bar and a range of eye and base level cabinetry as well a variety of integrated appliances. There is an under stairs cupboard providing further storage, and an external door providing direct access to the outdoor entertaining terrace.

Gardens and land:

Externally, the rear garden enjoys a delightful patio area, ideal for outdoor entertaining, with the rest being predominantly laid to lawn, enjoying well stocked herbaceous borders. To the front elevation, there is a large double width driveway with access to the alarmed integral garage and a gated side access.

Location:

Situated a very short distance from the centre of the desirable market town of Market Bosworth, this well proportioned four bedroom home offers an exceptional family lifestyle. The area is especially recognised for its schooling options, including The Dixie Grammar School and The Market Bosworth School and the property is perfectly positioned for those seeking quality education within a strong, supportive community. Healthcare facilities on offer include a doctors surgery, pharmacy and dental practise, whilst the bustling village square with its independent boutiques and eateries and regular community events provide a warm, neighbourly atmosphere, not to mention easy access to a network of footpaths and the well known country park. With its immaculately presented accommodation and generous plot, this property is sure to appeal to a broad section of the market.

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, 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.

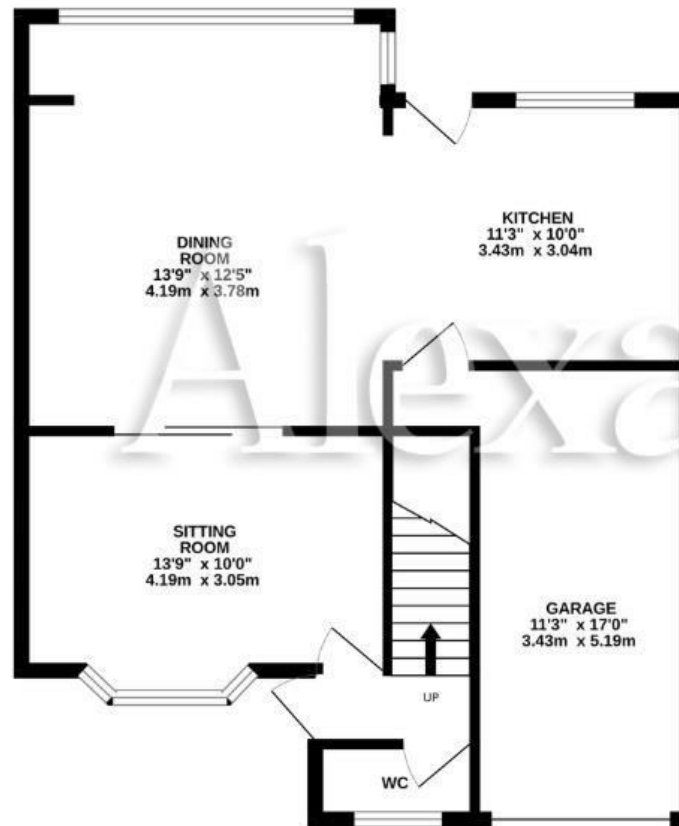
Money Laundering:

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.

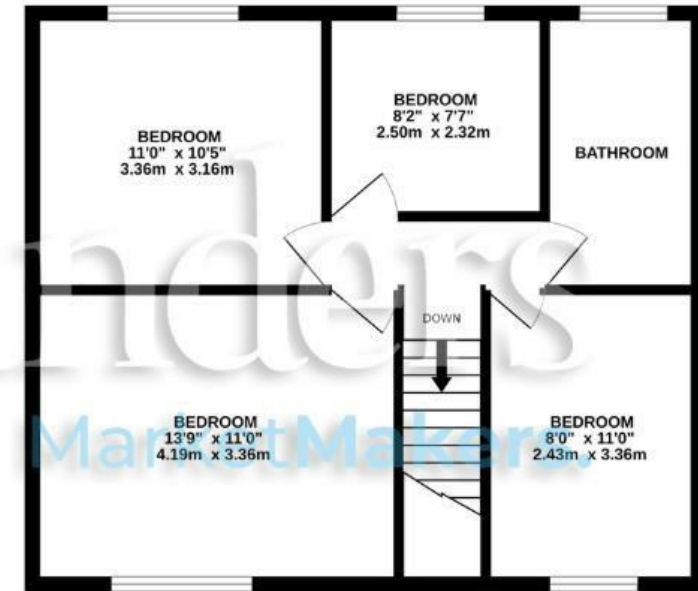
General Note:

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 agent's employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

