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MarketMakers.

Shericles Way
Desford

- Modern two-bedroom home
- Stunning green space views
- Remainder of NHBC warranty
- Spacious sitting room with dining area
- French doors opening onto the garden
- Enclosed garden with raised decking
- Parking for multiple vehicles
- Ideal for first-time buyers and investors
- EPC Rating B / Council Tax Band B / Freehold

Alexanders are delighted to bring to market this modern two-bedroom home overlooking green space, occupying a peaceful position on a no-through road within the popular village of Desford. The property is well presented throughout, benefits from the remainder of its NHBC warranty and offers an ideal opportunity for first-time buyers and investors alike.

The property is entered via a central reception hall, with a contemporary kitchen to the right and a guest cloakroom to the left. The accommodation flows through to a spacious sitting room with space for a dining area, benefiting from French doors opening onto the garden, as well as useful under-stairs storage.

To the first floor, two generous bedrooms are served by a well-appointed bathroom.

Situated on a quiet cul-de-sac, the property enjoys an open aspect to the rear, overlooking green space. Hardstanding parking is provided for multiple vehicles to the right-hand side of the property. The garden is predominantly laid to lawn, with a raised decking area ideal for outdoor entertaining.

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

The village is well served by local schooling, including Desford Community Primary School, with secondary education available at Bosworth Academy. A range of everyday amenities can be found within the village, including local shops, cafés, a medical centre, public houses 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.

A Service Charge of £15.70pcm applies.

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

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:

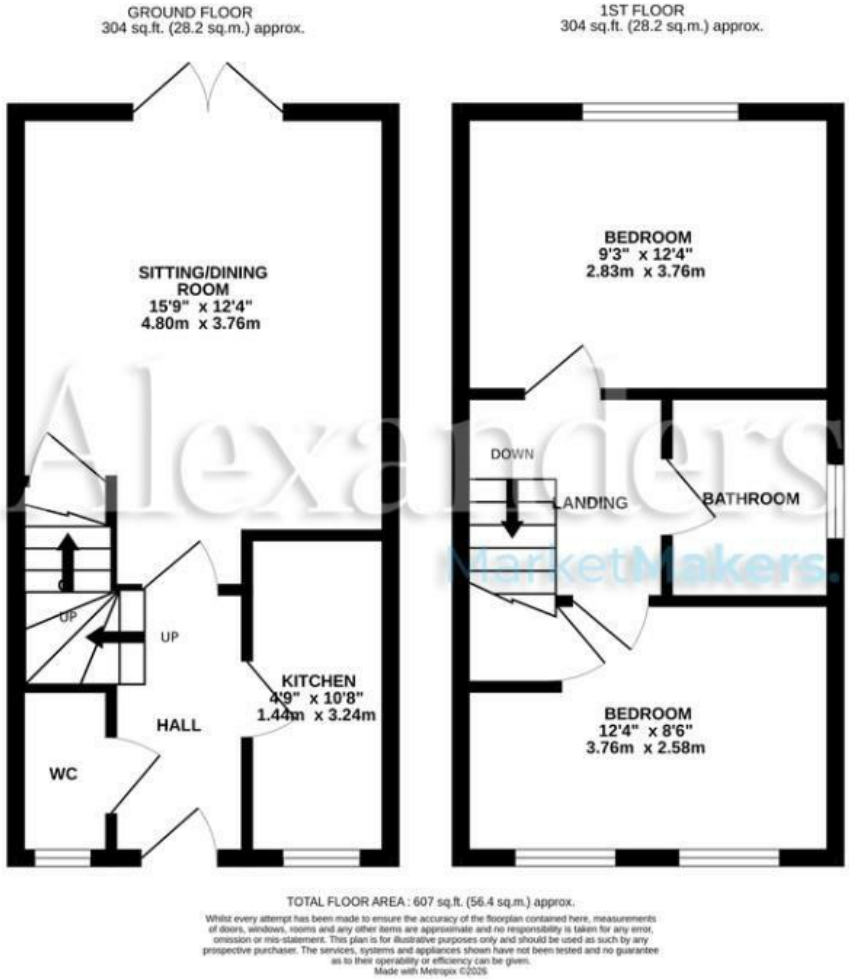
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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

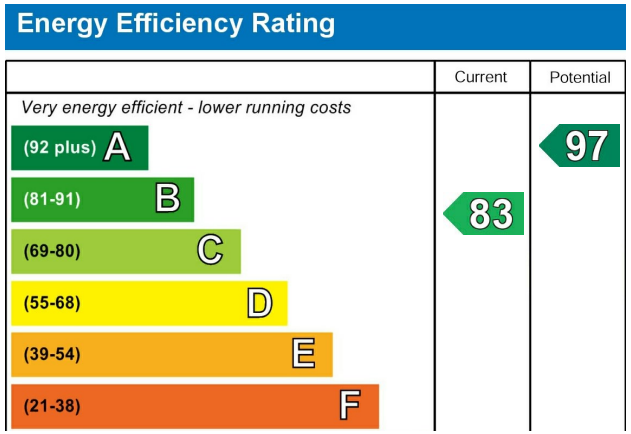
General Note:

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.





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