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# Heath Road Market Bosworth

- No upward chain
- A lovely semi-detached bungalow
- South facing rear gardens with countryside views
- Sought after historic market town
- Excellent local shops and eateries
- Off-road parking and garaging
- Well-maintained internal accommodation
- uPVC double glazing and gas central heating
- EPC Rating D / Council Tax Band B / Freehold

Nestled on the charming Heath Road in Market Bosworth, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Offered with no upward chain, this property is ready for you to move in without delay. With two inviting reception rooms, this property provides ample space for relaxation and entertaining.

One of the standout features of this home is the generous parking space, accommodating up to three vehicles, which is a rare find in such a desirable location.

The south facing garden is a true highlight, allowing for plenty of sunlight throughout the day. This outdoor space while low-maintenance is perfect for gardeners or those who simply wish to enjoy the fresh air in a serene setting.

Market Bosworth is known for its picturesque surroundings and community spirit, offering a wonderful lifestyle for its residents.





## General Description

Alexanders of Market Bosworth offer to the market with no upward chain this charming semi-detached bungalow.

## Accommodation

Affording uPVC double glazing and gas central heating, the well-maintained internal accommodation comprises in brief; entrance hall, kitchen, sitting room, dining room, garden room, bedroom with integral wardrobe and a shower room. There is also an integral garage which could easily be converted into a second bedroom or reception space if needed. (subject to the necessary consents)

## Gardens and land:

Externally the property boasts south facing rear gardens laid mainly to lawn with a patio area. To the front is a driveway allowing off-street parking for several vehicles and low-maintenance front gardens with decorative borders.

## Location:

Situated just a short distance from the centre of the desirable market town of Market Bosworth, this well proportioned four bedroom detached home offers an exceptional family lifestyle. The area is well-known for its schooling, and healthcare facilities on offer include a doctors surgery, a pharmacy and a dental practise, whilst the bustling village square with its independent boutiques and eateries and regular community events provide a warm, neighbourly atmosphere.

## Method of Sale:

The property is offered for sale by Private Treaty.

## Tenure:

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

## 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.

## Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, 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.





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## 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.

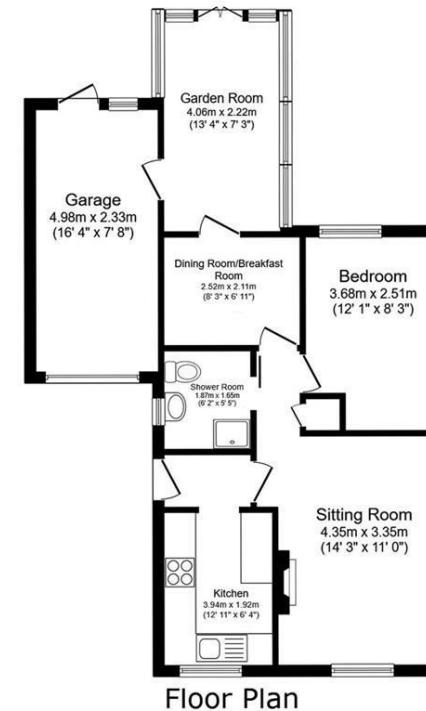
## Money Laundering:

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.

Heath Road, Market Bosworth, Nuneaton, CV13 0NX



Floor Plan

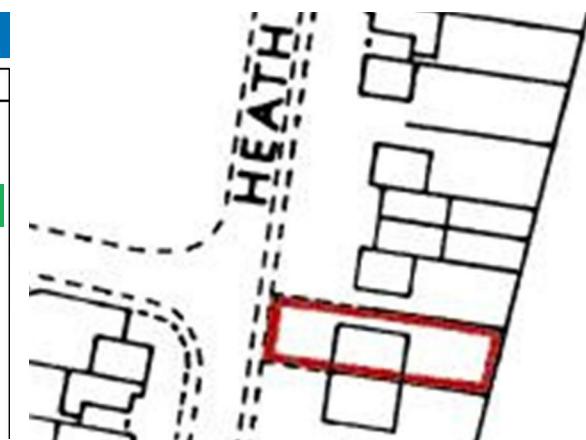
Total floor area: 63.5 sq.m. (683 sq.ft.)

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## Energy Efficiency Rating

|  | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92 plus) A  |         | 87        |
| (81-91) B  |         | 66        |
| (69-80) C  |         |           |
| (55-68) D  |         |           |
| (39-54) E  |         |           |
| (21-38) F  |         |           |





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