

3 Ambion Rise,
Market Bosworth,
CV13 0NY



£347,000

GENERAL

A stylish semi detached house with beautiful contemporary and light interior. The property has been extensively upgraded in recent years and the accommodation briefly includes a lovely open plan living room with sitting and dining areas, a contemporary kitchen with underfloor heating, utility and cloakroom. On the first floor there are three bedrooms together with a luxurious bathroom. Outside, the house is set well back from the road with a drive leading to the single garage. The main garden is to the rear.

LOCATION

Market Bosworth is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and is locally considered to be one of the most desirable locations to live. There is a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. The town is home to one of the area's leading private schools, The Dixie Grammar, and there is also a High School rated by OFSTED as "outstanding" and Primary School. Market Bosworth is a thriving community and offers a generous range of amenities including a library, churches, independent retailers, a Co-Op and restaurants. Local attractions include the Bosworth Country Park, the Ashby Canal and the Bosworth Battlefield Heritage site.



THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

RECEPTION HALL

A lovely light space with staircase rising to first floor. Large storage cupboard housing the combi boiler and further storage beneath. There is also another large understairs storage cupboard with shelving.

OPEN PLAN SITTING ROOM

28'6" x 10'9" red to 7'9"

A lovely open plan living area perfect for family parties and entertaining. There is wood style flooring.

SITTING AREA

The focal point of the sitting room is the magnificent remote control gas burning fire, with media cabinet to one side. Central heating radiator and opening directly into the dining area.

DINING AREA

With French doors opening into the garden. Central heating radiator.

KITCHEN

10'8" x 8'

The kitchen benefits from underfloor heating and is fitted with a generous range of base and wall cabinets with a generous range of integrated appliances including a four ring electric hob with extractor over, a double oven, dishwasher and fridge/freezer. There is tiling to the splashbacks, an inset sink and drainer unit with mixer tap over and wood style flooring.

UTILITY

6'5" x 4'10"

The utility is fitted with units matching those in the kitchen. There is plumbing for a washing machine and space for a tumble dryer. Central heating radiator and door to cloakroom.

CLOAKROOM

Low flush lavatory and wash hand basin set in vanity unit.

ON THE FIRST FLOOR

Stairs with half landing, rise from the reception hall to the landing.

FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms and family bathroom.

PRINCIPAL BEDROOM

12'10" x 10'5"

A good sized double bedroom with central heating radiator.

BEDROOM TWO

11'1" x 7'2"

Central heating radiator.

BEDROOM THREE

9'6" x 8'5"

Central heating radiator.

BATHROOM

A luxurious family bathroom with suite comprising a shower bath with screen and "Hans Grohe" rainfall and hand held shower attachments. There is a wash hand basin with "Hans Grohe" tap set in vanity with back lit mirror over. Low flush lavatory. Chrome towel rail and tiling to the walls.

OUTSIDE

A drive with lawn to one side leads to the garage.

GARAGE

15'2" x 11'6"

The garage is a good size. There is an 'up and over' door opening onto the drive and door into the garden.

THE GARDEN

The main garden is landscaped with a terrace adjoining the house and steps up to the lawn. Raised stone edged borders run along the boundary fences. A shed is included in the sale.

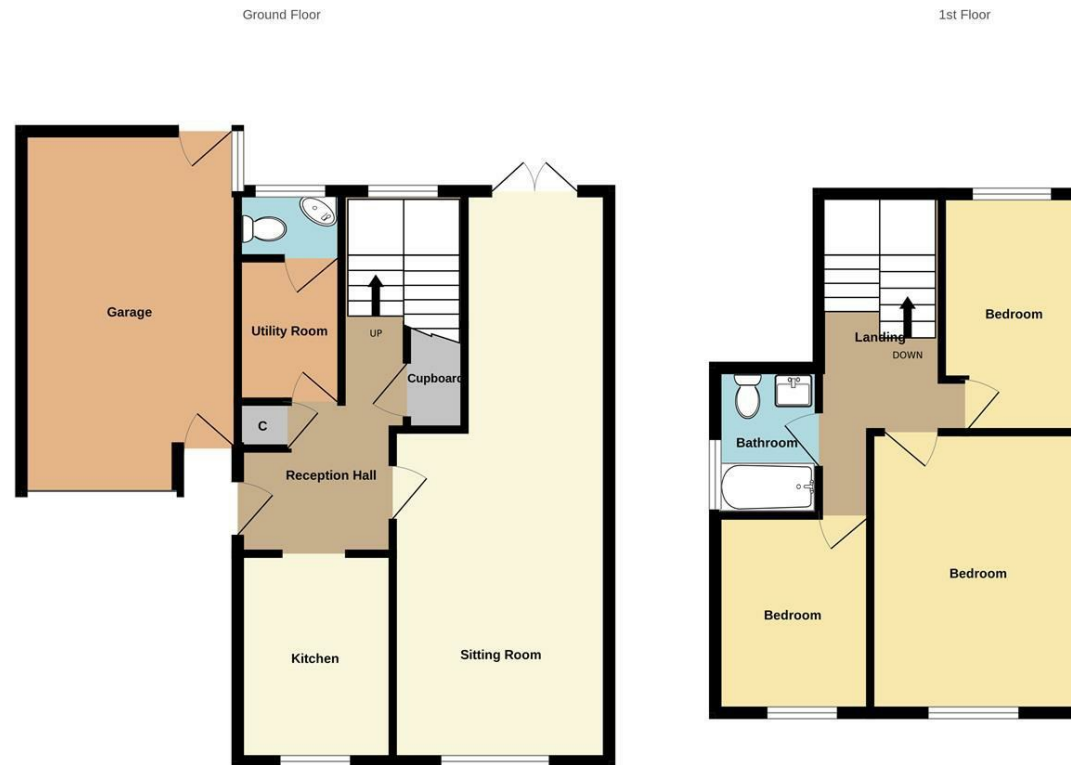
COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band D.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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