



Yale

51 Pipistrelle Drive,
Market Bosworth,
CV13 0NW.





GENERAL

Tucked away at the end of a quiet cul-de-sac within this exclusive waterside development beside Bosworth Marina, this well-presented home offers flexible accommodation arranged over three floors. The ground floor comprises an entrance hall, home office, kitchen-diner, conservatory, utility room and W.C. To the first floor is a spacious sitting room, two bedrooms and a shower room. The second floor features the principal bedroom with en-suite shower room, a further bedroom and a family bathroom. Externally, the property benefits from a charming south-facing rear garden, along with off-road parking to the front leading to the garage.

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 three floors as follows. Front door into entrance hall.

ENTRANCE HALL

With doors off to the living areas, Amtico style flooring and central heating radiator.

DINING KITCHEN

17'01 x 8'05

The kitchen is fitted with a range of white gloss base and wall units with work laminate surfaces over and inset one and a half bowl stainless steel sink and drainer unit. The integrated appliances include a Belling double oven, Bosch four ring gas hob with extractor over, fridge/freezer, Kenwood dishwasher and Electrolux microwave. This room opens into the conservatory area offering a great open plan space.

CONSERVATORY

14'05 x 8'03

A glazed structure overlooking the garden, the main feature is a contemporary design log burner. There is Amtico style flooring and sliding doors opening into the garden.

HOME OFFICE

7'05 x 4'08

With window to the front, Amtico style flooring and central heating radiator.

UTILITY ROOM

8'01 x 4'01

Fitted with gloss grey wall and storage units with space for two appliances under a working surface. There is plumbing for a washing machine, Amtico style flooring and central heating radiator.

W.C

With a low flush lavatory, wash hand basin, Amtico style flooring and chrome heated towel rail.

STAIRS TO THE FIRST FLOOR

Stairs lead from the entrance hall to the first floor landing.

SITTING ROOM

24'05 x 11'00

A lovely light and spacious room with windows to the front and rear. There are two central heating radiators and carpeted flooring.

BEDROOM THREE

10'08 x 8'07

With window to the rear, modern fitted wardrobes with push opening doors and central heating radiator.

BEDROOM FOUR

8'06 x 8'02

With window to the rear and central heating radiator.

SHOWER ROOM

With white suite comprising large shower cubicle with sliding door, low flush lavatory and wash hand basin set in a vanity unit. There is tiling to splashback areas and chrome heated towel rail.

STAIRS TO THE SECOND FLOOR

Stairs lead from the first floor landing to the second floor.

BEDROOM ONE

15'01 x 11'02

A lovely spacious room with a generous amount of fitted wardrobe space with matching bedside tables. There are two windows to the front, central heating radiator and door to the en-suite shower room.

EN-SUITE

With white suite comprising large shower cubicle with sliding door, low flush lavatory and wash hand basin set in a vanity unit. There is tiling to splashback areas and white heated towel rail.

BEDROOM TWO

9'08 x 6'04

With window to the rear and central heating radiator.

BATHROOM

With white suite comprising panelled bath, low flush lavatory and wash hand basin set in a vanity unit. There is tiling to splashback areas and chrome heated towel rail.

OUTSIDE

The rear garden is mainly laid to lawn with some mature shrubs, there is gated access to the side and benefits from being south facing.

GARAGE

13'06 x 8'03

Integral single garage with up and over door and lighting.

COUNCIL TAX

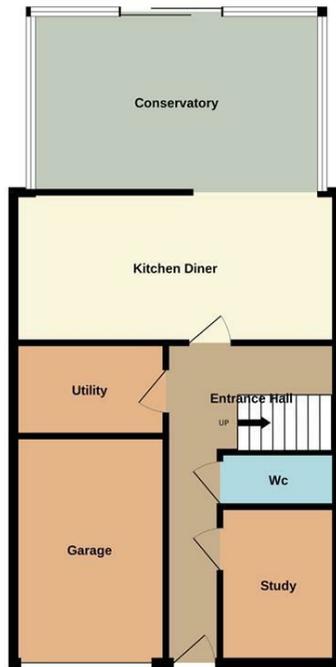
Hinkley & Bosworth - Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





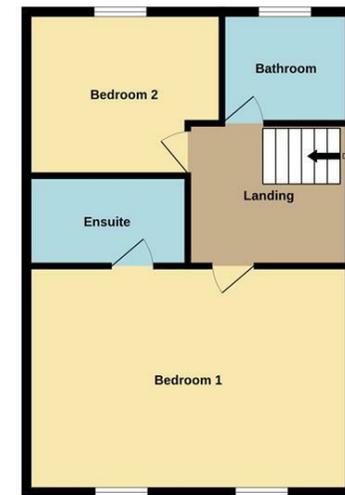
Ground Floor



1st Floor



2nd Floor



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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