



Stanley Road Market Bosworth

- Extended four bedroom family home
- Sought-after Market Bosworth location
- Spacious kitchen/dining room
- Versatile snug/playroom/study
- Practical utility area and shower room
- Four well-proportioned bedrooms
- West-facing private rear garden
- Driveway parking and detached garage
- EPC Rating D / Council Tax Band C / Freehold

Alexanders of Market Bosworth are delighted to offer to the market this superb extended four bedroom semi-detached family home with west-facing gardens on Stanley Road, just a short walk from the square in the heart of the historic market town of Market Bosworth.

Outside, the private rear garden enjoys a desirable west-facing aspect and is laid mainly to lawn with a paved seating area, creating an ideal space for outdoor entertaining. To the front, the driveway provides off-road parking for multiple vehicles, while wooden gates lead to a useful car port.

Extending to an impressive 1,243 square feet., the property offers well-proportioned accommodation throughout, together with ample off-road parking, uPVC double glazing and gas-fired central heating. The accommodation briefly comprises a porch with built-in storage, entrance hall, sitting room, kitchen/dining room and an additional versatile reception room, currently used as a playroom but equally suited as a snug, home office or hobby room. There is also a utility area and ground floor shower room. Upstairs are four well-proportioned bedrooms and the family bathroom.





Location:

The property is situated just a short walk from the square, allowing purchasers to enjoy everything Market Bosworth has to offer. The town boasts a selection of independent shops, public houses and eateries, together with a traditional market every Wednesday and a farmers' market on the fourth Sunday of each month. The area is also renowned for the beautiful Market Bosworth Country Park and its excellent schooling, including The Market Bosworth School, which is rated 'Outstanding' by Ofsted.

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.

Declaration

Under the provisions of the Estate Agent's Act 1979 we are required to disclose a relationship between the vendor and agent.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band C.

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.

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.

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.

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.



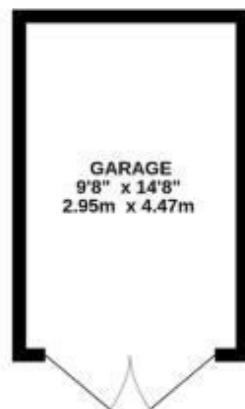


Alexanders



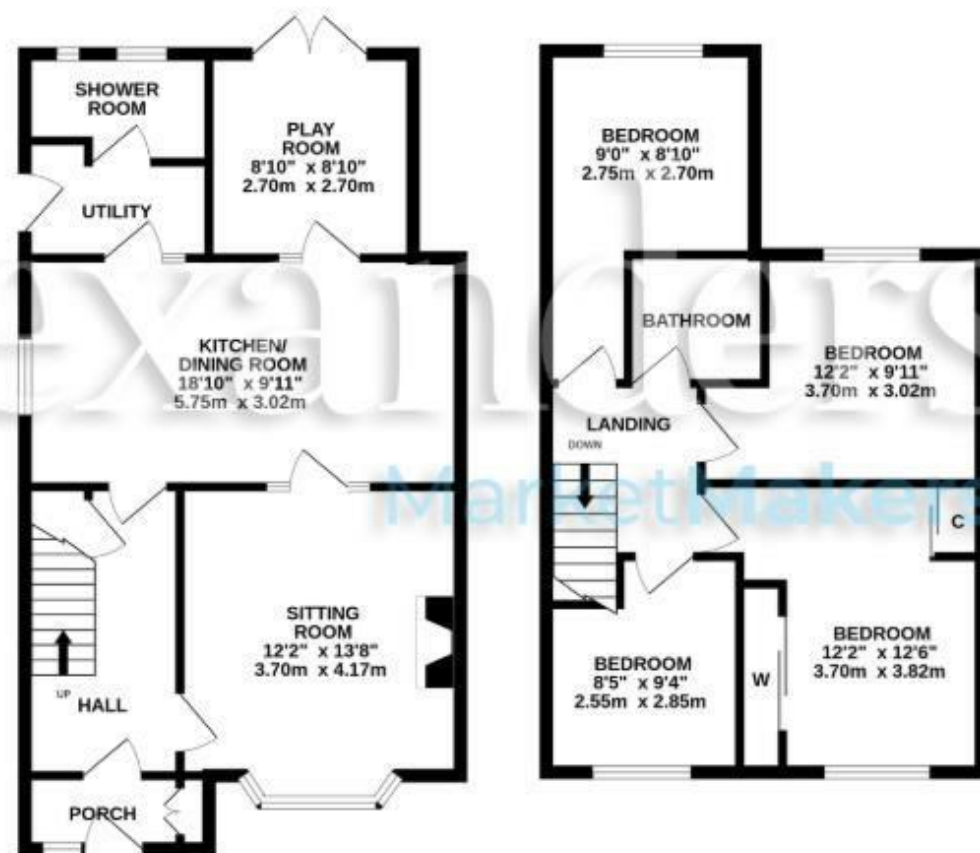
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(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	



GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.

1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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