



Warwick Lane

Market Bosworth

- Two bedroom detached bungalow
- Sought after location in beautiful market town
- Spacious dual aspect lounge
- Modern kitchen/diner with integrated appliances
- Two sizeable bedrooms
- Three piece shower room
- Low maintenance gardens with seating terrace
- EPC Rating C / Council Tax Band C / Freehold

General Description

Alexanders have been favoured with the instruction to market this very rare opportunity to purchase something quite special in the heart of Market Bosworth, a two bedroom detached single storey residence situated within a 50 metre stroll of the shops and amenities this historic market town has to offer, including a market held every Wednesday and a popular farmers' market every month, recreational and sporting opportunities abound and a thriving community with the neighbouring villages.

Accommodation

This wonderful bungalow has been lovingly maintained and improved over recent years with living accommodation to comprise in brief, Entrance hall, kitchen/ diner, double aspect living room, conservatory, two bedrooms and a shower room.

External

To the front are low maintenance courtyard gardens stocked beautifully with several rose bushes and set behind a half height brick wall. To the side of the property is a generous gated block paved driveway extending into the rear garden with access to the single garage. The rear garden is laid mostly to block paving, with a raised seating terrace laid to decorative stone edging and paved centre, raised sleeper beds surrounding.

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

Freehold.

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.

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.

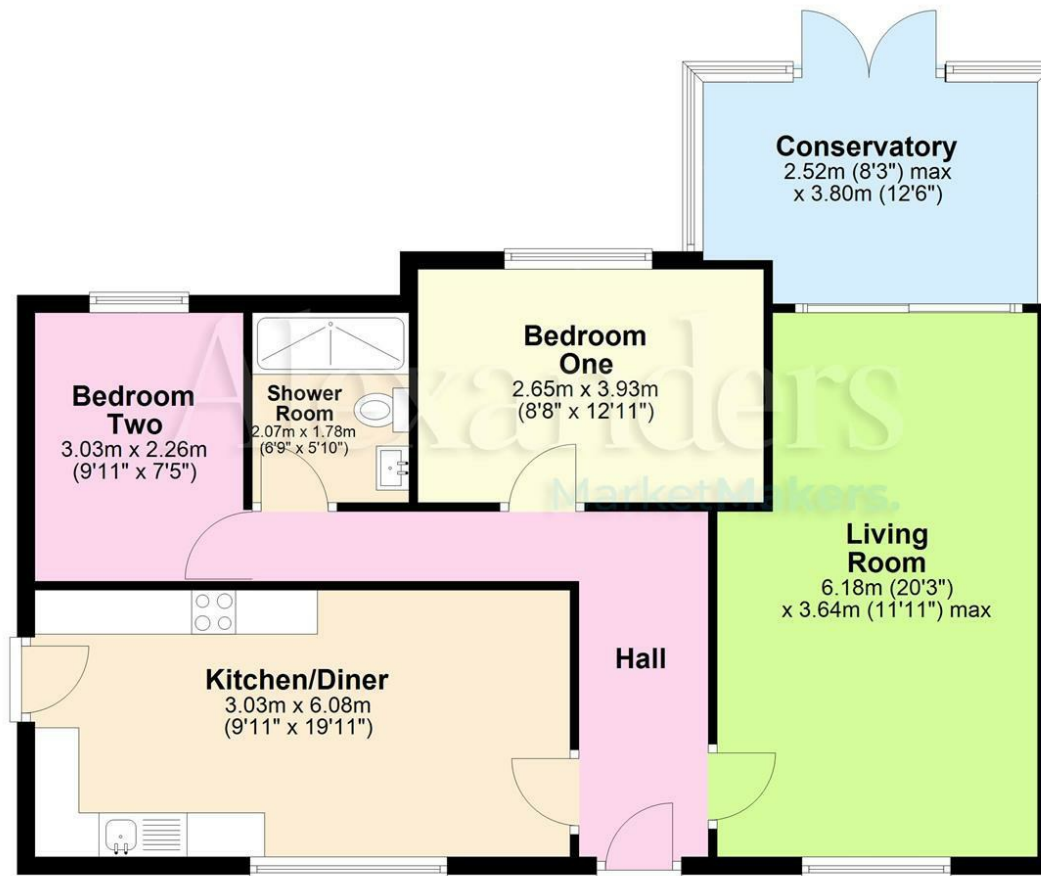
General Note

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.



Ground Floor

Approx. 81.4 sq. metres (876.3 sq. feet)



Total area: approx. 81.4 sq. metres (876.3 sq. feet)



The market is moving.

So can you.

Alexanders
MarketMakers.