

120 Station Road,
Market Bosworth,
Leicestershire, CV13 0NP

£1,195,000

GENERAL







Front
An impressive approach to this substantial detached home, featuring a generous block-paved driveway providing ample off-road parking, an attractive lawned frontage and a double garage.

Entrance Hallway
A welcoming entrance hall creating an excellent first impression, providing access to the principal ground-floor accommodation with a staircase rising to the first floor.

Open Plan Kitchen / Dining / Sitting Area
Undoubtedly one of the highlights of the home, this stunning open-plan living space has been beautifully designed for modern family life and entertaining. The stylish fitted kitchen features an impressive central island, integrated appliances and elegant cabinetry, complemented by generous dining and informal seating areas. Extensive glazing and bifold doors flood the space with natural light and create a seamless connection to the rear garden.

Utility Room
A thoughtfully designed utility room fitted with complementary cabinetry, practical work surfaces and a sink, together with space for laundry appliances. An excellent addition to the main kitchen.

Home Office / Snug / Playroom
A versatile and beautifully presented additional reception room, currently arranged as a home office. Equally suited as a cosy snug, children's playroom or quiet retreat, providing valuable flexibility for modern family living.

Living Room
An impressive and generously proportioned living room offering a wonderful space for relaxation and entertaining. Featuring a charming fireplace, attractive fitted shelving and excellent natural light, this elegant reception room provides a comfortable retreat from the open-plan family areas.

First Floor Landing
A spacious central landing providing access to four well-proportioned bedrooms and the family bathroom, with a further staircase leading to the second floor.

Master Bedroom
An impressive principal bedroom offering generous proportions and a comfortable, relaxing atmosphere. Benefiting from fitted storage and its own private en-suite, creating a lovely principal bedroom suite.

En Suite
A beautifully presented private shower room serving the principal bedroom.

Bedroom Two
A well-proportioned double bedroom offering comfortable accommodation and flexibility.

Bedroom Three
A bright and spacious bedroom, ideal for family members or guests.

Bedroom Four
A further good-sized bedroom, equally suited to use as a guest room or additional study.

Main Bathroom
A conveniently positioned family bathroom serving the first-floor bedrooms.

Second Floor Landing

Bedroom Five
A spacious second-floor bedroom offering excellent versatility for family or guest accommodation.

Bedroom Six
A further generous bedroom, ideal for guests, older children or a private home office.

2nd Floor Bathroom
A practical shower room conveniently serving both second-floor bedrooms.

Rear Garden
An attractive and thoughtfully arranged rear garden, providing an excellent extension of the home's living accommodation. Featuring a generous paved terrace ideal for outdoor dining and entertaining, together with lawned areas offering space for children to play and families to relax.

Offer Procedure
Offer Procedure - If you are obtaining a mortgage on this property, one of our qualified mortgage consultants can contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Fox Country Properties Ltd are required to carry out checks to verify each parties identity and funding.

Mortgages
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Thinking Of Selling?
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Our experienced team is committed to providing honest advice, proactive communication and attentive service from your first enquiry through to completion.

For sellers, we bring together carefully considered marketing and skilled negotiation to achieve the best possible result.

For buyers, we take the time to understand what matters most and help you find the right home. Thinking of selling? Contact our team to arrange a no-obligation market appraisal.

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(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

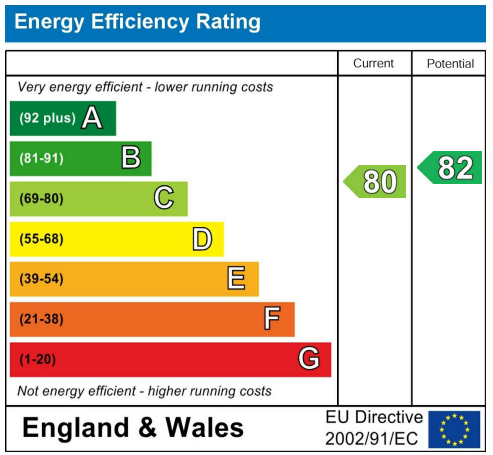
(5) Fox Country Properties Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours
MONDAY - FRIDAY : 9:30am - 17:00pm

SATURDAY : 9:30am - 13:00pm

SUNDAY - Closed

















Total area: approx. 304.4 sq. metres (3276.9 sq. feet)

The Property Ombudsman

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FOX

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