

84 Heath Road,
Market Bosworth,
CV13 0NX.

£325,000

GENERAL

A stunning and well-presented two-bedroom bungalow located on Heath Road in Market Bosworth. Having been renovated and extended by the current owner this property would make a fantastic home.

The accommodation comprises an entrance hall, open-plan living kitchen overlooking the rear garden, two bedrooms and a shower room.

Outside, the property benefits from a workshop to the side, providing excellent additional storage, along with a summer house in the garden which has been converted to provide a temporary bedroom space for visiting guests.

The rear garden is a fantastic private space, offering an ideal area for sitting out and enjoying the garden.







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 BUNGALOW
The bungalow is set on one level, the accommodation is as follows - Wooden front gates lead into the carport and to the front door.

ENTRANCE HALL
Composite entrance door leads into the hallway, with wooden laminate flooring and doors off to the living accommodation. Loft hatch providing access to the attic space.

LIVING KITCHEN
20'07 x 13'11
A fantastic open-plan kitchen and living space which has been extended by the current owner, creating a wonderful room that forms the heart of the home. The room benefits from patio doors opening onto the garden and Velux windows providing plenty of natural light.

The kitchen area is fitted with a range of white gloss wall and base units with contrasting work surfaces over, along with a central island incorporating a breakfast bar. Integrated appliances include a Belling electric range cooker with induction hob and extractor over, dishwasher and washing machine. The kitchen has been cleverly designed to provide excellent storage solutions while making the most of the available space.

BEDROOM ONE
14'00 x 9'11
With window to the front, wooden laminate flooring and central heating radiator.

BEDROOM TWO
8'10 x 6'03 approx into wardrobes
Currently being used as a dressing room. There is a window to the front, wooden laminate flooring and central heating radiator.

SHOWER ROOM
Fitted with a white suite comprising a large walk-in shower with glass screen and dual shower heads, wash hand basin set within a vanity unit and low-flush lavatory. There is a window to the side and an anthracite heated towel rail.

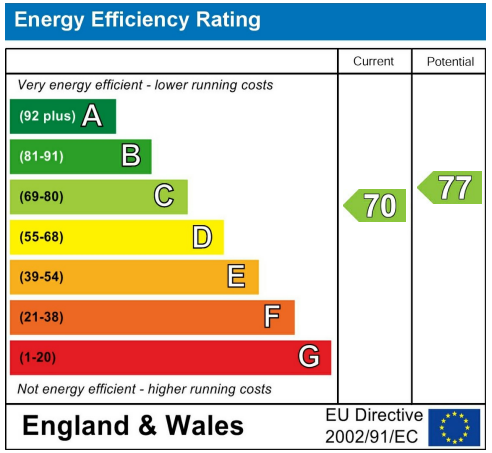
OUTSIDE
To the front of the property there is a large block paved driveway which can park three vehicles.

GARDEN
A lovely private garden featuring a circular lawn with gravelled borders. There is access to the side storage/workshop, while the garden is not overlooked, creating a peaceful and enjoyable outdoor space.

LOG CABIN
11'09 x 8'06
A lovely additional space which can be used as an home office, It is currently being used as a garden bedroom / craft room. The cabin has been insulated and has power points and lighting.

WORKSHOP / STORAGE
19'07 x 7'07
A useful wooden structure located to the side of the bungalow, currently used as a workshop and storage space. The building has doors providing access to both the front and rear, along with power points and lighting, making it a versatile and practical addition to the property.

COUNCIL TAX
Hinckley & Bosworth - Band B







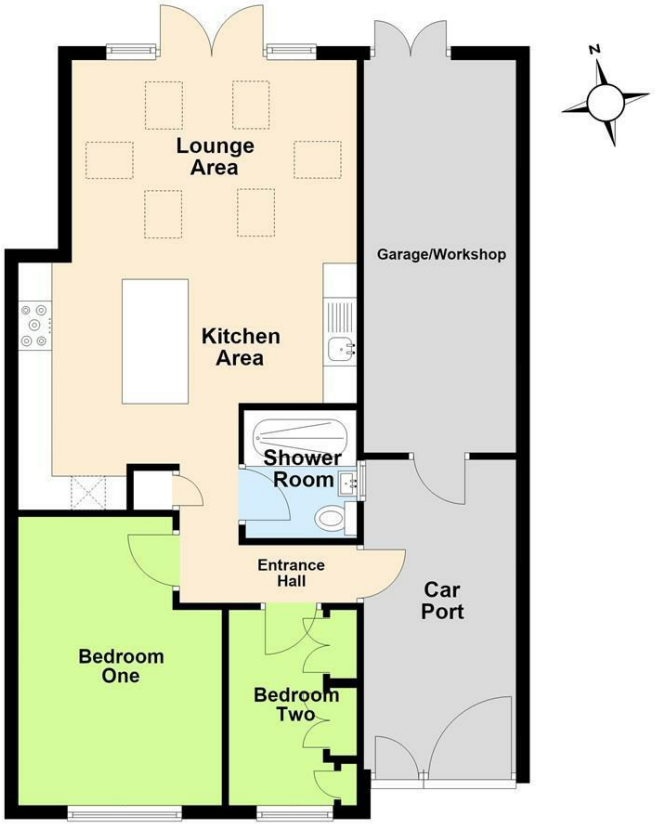






Ground Floor

Approx. 77.9 sq. metres (838.7 sq. feet)



Total area: approx. 77.9 sq. metres (838.7 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

The Property Ombudsman

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FOX

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