



33, Sedgemere Road, Market Bosworth, Warwickshire, CV13 0AY

HOWKINS &
HARRISON

33, Sedgemere Road,
Market Bosworth,
Warwickshire, CV13 0AY

Guide Price: £409,950

A nearly new detached family home, forming part of a small, modern development created by Owl Homes within the sought-after market town of Market Bosworth.

Offering well-balanced, immaculately presented accommodation arranged over two floors, the property is ideally suited to modern living, with a spacious layout comprising an entrance hall with cloakroom WC, a well-proportioned living room and a contemporary kitchen/dining room to the rear with access to the garden.

To the first floor are three bedrooms, including a principal bedroom with en-suite, alongside a family bathroom.

Externally, the property benefits from a rear garden and driveway parking, all positioned within a convenient setting close to the town's amenities and excellent commuter links.



Location

Market Bosworth is a highly regarded and historic market town in West Leicestershire, well known for its attractive Georgian architecture, strong community feel and excellent range of amenities. The town offers independent shops, cafés, restaurants and traditional pubs, along with highly regarded schooling including The Dixie Grammar School and Market Bosworth School. Surrounded by open countryside, the area also benefits from nearby Bosworth Water Park and a network of rural walks, while remaining well placed for commuters with convenient access to the A447, A5 and M69, linking to Hinckley, Nuneaton and Leicester.

Distances:

Market Bosworth Town Centre – 0.5 miles

Hinckley – 6 miles

Atherstone – 7 miles

Leicester – 13 miles

Coventry – 18 miles

Birmingham – 28 miles

East Midlands Airport – 20 miles



Accommodation Details - Ground Floor

Entering through the front door, you step into the hall, where stairs rise to the first floor and there is access to the ground floor cloakroom WC. A door to the left leads into the living room, a well-proportioned reception space positioned to the front of the property, with a large window allowing for plenty of natural light. Moving back through the hall, a door straight ahead opens into the kitchen diner at the rear. This is a spacious open-plan room, fitted with a range of modern wall and base units with work surfaces and integrated appliances, together with ample space for dining. French doors open directly onto the rear garden, making this a bright and practical everyday living space.

First Floor

On the first floor, the landing provides access to all three bedrooms, the family bathroom and a useful built-in storage cupboard. The principal bedroom is a generous double room positioned to the front elevation and benefits from fitted wardrobe space along with a modern en-suite shower room. Bedrooms two and three are both located to the rear, enjoying a pleasant outlook over the garden, and offer flexible accommodation as additional bedrooms, a nursery or home office. The family bathroom is fitted with a contemporary three-piece suite comprising a bath with shower over, wash hand basin and WC.



Outside

Externally, the property enjoys a neatly presented and enclosed rear garden, designed with ease of maintenance in mind. A paved patio area sits immediately to the rear of the property, ideal for outdoor dining, with the remainder laid to lawn and complemented by raised planted borders adding colour and structure. To the side, a driveway provides off road parking and leads to the detached garage, with gated access through to the rear garden. The vendors advise that they have a ready to install electric car charging point.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Features

- Nearly new detached home
- Located within sought-after Market Bosworth
- Spacious kitchen diner with garden access
- Well-proportioned dual aspect living room
- Ground floor cloakroom WC off hallway
- Three bedrooms including principal with en-suite
- Modern family bathroom serving remaining bedrooms
- Enclosed rear garden with patio and lawn
- Driveway parking leading to detached garage
- Excellent commuter links via A5 and M69



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired and broadband is available.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band - D

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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