



20 Spinney Hill,
Market Bosworth,
CV13 0NU



£450,000

GENERAL



Front

Entrance Hallway

With doors off to all principle ground floor accommodation.

Family Room

With dual aspect windows, a useful additional reception room and versatile in its use!

Lounge / Dining Area

A large 'L' shaped room with ample space for family sized dining and living furniture. There is a feature fireplace together with a large window to the front aspect, and double opening French doors to the rear garden.

Kitchen

With a window overlooking the rear garden, the kitchen is fitted with a good range of white eye level and base level storage units with contrasting worksurfaces over. There is a fitted double electric oven, an electric hob with an extractor hob, together with a range of integral appliances.

Utility Room

With a door to outside, a further range of storage units and space / plumbing for a washing machine.

WC

Landing

With doors off to all first floor accommodation.

Bedroom One

With a window to the front aspect, fitted wardrobes, and an opening to the ensuite.

Shower Room

Fitted with a walk-on shower enclosure and a wash basin.

Bedroom Two

With a window to the rear aspect and fitted wardrobes.

Bedroom Three

With a window to the front aspect and fitted wardrobes.

Bedroom Four

With a window to the rear aspect.

Bathroom & WC

The bathroom has a window to the rear aspect and is fitted with an inset wash basin with storage under and a bath. There is a separate W/c with a further window to the rear aspect, and has a low level w/c and wash basin.

Rear Garden

The generously sized, and established rear garden is laid to a combination of lawn with mature and well stocked borders, and a large paved patio,

To the front of the property is driveway parking and access to the garage.

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

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking Of Selling?

As a proudly independent estate agency, we combine extensive local knowledge with a genuinely personal approach to moving home.

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.

Notes For Purchasers

Notes For Purchasers - While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Total area: approx. 158.9 sq. metres (1710.1 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.



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