



# Sedgemere Road Market Bosworth

- Beautiful three bedroom family home
- Dual Aspect kitchen/diner with integral appliances
- Spacious bright living room with French doors
- Convenient downstairs wc
- Three versatile bedrooms
- Large lawned rear garden
- Tandem tarmac driveway for off-road parking
- Envidable sought after village location
- EPC Rating C / Council Tax Band C / Freehold

Nestled in the picturesque village of Market Bosworth, this delightful semi-detached house offers a perfect blend of modern living and comfort. Spanning an impressive 929 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room, which boasts elegant French doors that open out into the garden, creating a seamless connection between indoor and outdoor living. The dual aspect kitchen is a standout feature, providing ample natural light and a contemporary space for culinary pursuits. With two bathrooms, including an ensuite, the home ensures convenience and privacy for all residents.

The property also benefits from parking for two vehicles, a valuable asset in this desirable area. Market Bosworth is renowned for its rich history and vibrant community, offering a range of local amenities, schools, and picturesque countryside walks.

This modern semi-detached house on Sedgemere Road presents an excellent opportunity for those looking to settle in a tranquil yet well-connected location. With its thoughtful design and inviting atmosphere, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your new home.





## General Description

Built by award-winning developers Owl Homes and styled to perfection by the current owners, the property offers an exquisite fusion of contemporary design, everyday practicality, and enviable proximity to a wealth of local attractions; from the serene Bosworth Water Park to the charming town centre and the prestigious Dixie Grammar School, all just moments away.

## Frontage

From the very first approach, this residence exudes kerb appeal. A tandem tarmac driveway is elegantly framed by manicured flowerbeds, glacier stone borders, and a slab-paved pathway leading to a welcoming front door, protected by a stylish storm canopy. Every element has been designed to impress while providing effortless functionality for modern living.

## Accommodation

Upon entering, you are greeted by a light filled entrance hall, where premium 'Amtico' flooring flows seamlessly throughout the ground floor. A bespoke fitted hallway bench adds both charm and practicality, while a discreet guest cloakroom is conveniently positioned nearby. To the rear, the spacious family lounge provides an elegant yet comfortable setting for both quiet evenings and lively gatherings, with sleek French doors opening directly onto the garden, flooding the space with natural light. The heart of the home is undoubtedly the striking open-plan kitchen/diner, a beautifully conceived space enjoying a desirable dual aspect. Here, a range of chic, matching base units is complemented by tactile work surfaces and a suite of integrated appliances, creating an environment as functional as it is stylish. Whether enjoying a casual family breakfast or hosting friends for dinner, this is a space designed for living.

The first floor is equally impressive, offering three well-proportioned bedrooms. The principal suite is a luxurious retreat complete with a contemporary en suite shower room and bespoke fitted wardrobes, while the second double bedroom provides ample space for family or guests. The third bedroom offers flexibility, making it ideal as a study, nursery, or hobby room. A superbly finished family bathroom, adorned with quality tiling, serves the remaining bedrooms with style and ease.

## External

To the rear, the garden offers a private sanctuary. Generously sized, beautifully landscaped, and framed by secure timber fencing. A lush central lawn provides the perfect backdrop for outdoor dining, children's play, or simply unwinding in the afternoon sun, with a side gate adding to the home's convenience. An added bonus is the shed providing plenty of extra storage.

## Agents Note

In every respect, this property encapsulates the essence of refined village living, where thoughtful design meets an exceptional location. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

## 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. Service charge £270inc VAT per annum.

## 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

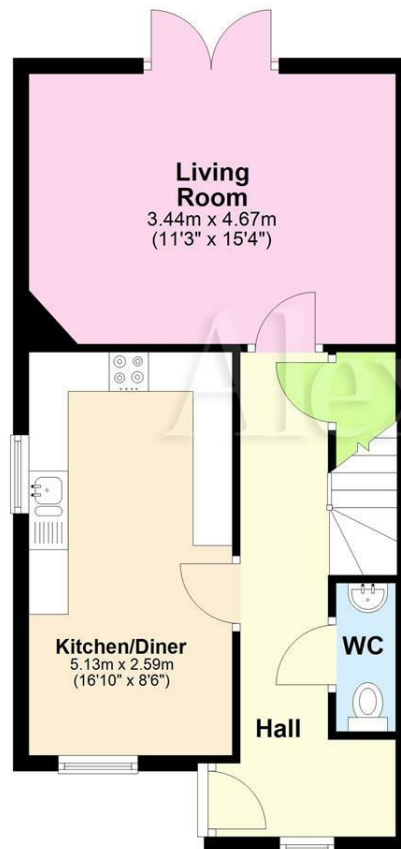
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an 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. 42.9 sq. metres (462.3 sq. feet)



## First Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



Total area: approx. 86.3 sq. metres (929.0 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		





Alexanders  
MarketMakers.