



# Hornsey Rise Wellsborough

- Four bedroom detached family home
- Open plan kitchen living space
- Recently appointed garden
- Featuring a Juliet balcony
- Four bedroom suites with en-suite shower rooms
- Contemporary oak staircase
- Large block paved driveway
- Integrated double garage
- EPC Rating B / Council Tax Band G / Freehold

Nestled in the charming development of Hornsey Rise, Wellsborough, this impressive detached house offers a perfect blend of space, comfort, and modern amenities. Spanning an expansive 2,763 square feet, the property boasts two generous reception rooms, ideal for both entertaining guests and enjoying quiet family time.

With four well-appointed bedrooms, each designed to provide a peaceful retreat, this home is perfect for families or those seeking extra space. The four bathrooms ensure that convenience is at the forefront, catering to the needs of a busy household.

The property is equipped with air source heating and underfloor heating on the ground floor, providing a warm and inviting atmosphere throughout the year. Additionally, the ample parking space for up to four vehicles adds to the practicality of this residence, making it an excellent choice for those with multiple cars or visitors.

This delightful home in Hornsey Rise is not just a property; it is a lifestyle choice, offering both comfort and convenience in a sought-after location. Whether you are looking to settle down or invest, this house presents a wonderful opportunity to create lasting memories in a beautiful setting.





## General Description

Alexanders welcome to the market this eye catching, executive four bedroom detached family home, set within the much desired 'Hornsey Rise' development, constructed in 2021 by the revered and award-winning Warwickshire based developer Springbourne Homes.

## Accommodation

This individually designed luxury residence is finished to an exacting and first class standard using the highest quality build materials and specification. The internal living accommodation is laid across two floors and incorporates many modern conveniences. From the entrance hall there is a living room, home office, w.c. and a beautiful open-plan kitchen and living space with French doors from the dining area, and bi-fold doors from the family area, opening out onto a recently appointed garden room and expansive seating terrace, creating the perfect layout for family living and entertaining. There is also a utility room. Upstairs, the main bedroom features a Juliet balcony, dressing room and four-piece en-suite bathroom. There are a further three bedroom suites with en-suite shower rooms. The gross floor area is over 2,600 square feet.

## Specification

The kitchens are bespoke in a contemporary finish with Siemens appliances and a Quooker instant hot water tap. The bathrooms are fitted with Hansgrohe and Villeroy & Boch products. Floor coverings are included. The property also benefits from contemporary oak staircases and wood burning stoves. Some windows of the property are oak and the garages have electric doors and there is electric car charging.

## Services and technology

There is dedicated fast, fibre optic broadband in all rooms and Cisco routers within each property, fully CAT6 wired to each habitable room. The properties all benefit from Vaillant Air Source Heating with underfloor heating to ground floors. Security system is fitted. We are advised that mains electricity, water, and drainage are connected and central heating is fuelled by an air source heat pump.

## Garden and grounds

Nestled on the edge of Market Bosworth with exceptional views and the exclusive use of a private 3 acre woodland, set on the outskirts of the development. To the front of the property, there are beautifully manicured gardens, a large block paved driveway providing ample parking and access to the integrated double garage. The rear gardens are landscaped and laid mainly to lawn with beautifully mature flower beds and borders, as well as a several seating areas.

## Location and distances

Hornsey Rise is a site with notable local history situated close to the heart of Market Bosworth. This much favoured charter market town has a thriving community and plays host to a range of independent shops, eateries and a monthly farmers' market held in the historic market place. There is a plentiful range of recreational and sporting opportunities in the glorious surrounding countryside. The neighbouring villages provide an excellent selection of country pubs. There is an unrivalled selection of schools in the area, including The Dixie Grammar School in Market Bosworth, nearby Twycross House School and Repton School amongst many others. Despite its tranquil and secluded setting, Hornsey Rise is well connected with excellent communication links. There is a train service from nearby Nuneaton to London Euston taking from 1 hour. By car, the M42 and M69 are easily accessible. The development is well positioned for travelling to Birmingham and Nuneaton in one direction, or Leicester and Nottingham in the other. In addition, East Midlands airport is just 17 miles away, Leicester 13 miles, Nottingham 31 miles, Birmingham 28 miles, East Midlands Airport 17 miles, Birmingham Airport 23 miles, Nuneaton Train Station 10 miles (all distances and timings are approximate).

## 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

The property is being sold freehold with vacant possession upon completion. A service charge of £60 per month applies.

## Local Authority

Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley LE10 0FR (01455) 238141. Council Tax Band G.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

## 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.

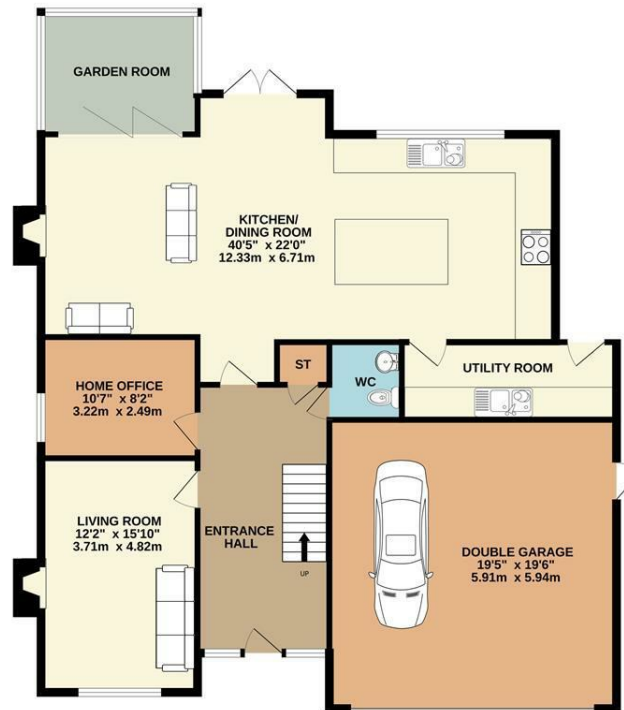
## Money Laundering

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  
1592 sq.ft. (147.9 sq.m.) approx.



1ST FLOOR  
1172 sq.ft. (108.9 sq.m.) approx.



TOTAL FLOOR AREA : 2763 sq.ft. (256.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



