Alexanders
MarketMakers.

Shenton Lane
Market Bosworth

- Luxury single-storey residence
- Character features throughout
- Three versatile reception rooms
- Stunning bespoke Shaker-style kitchen
- Four generous double bedrooms
- Sunny paved entertaining terrace
- Landscaped gardens surround the home
- Private gated driveway and garage
- EPC Rating D / Council Tax Band F / Freehold

Alexanders of Market Bosworth are delighted to present this immaculately presented single-storey residence, discreetly positioned behind automated gates in the heart of the highly sought-after historic town of Market Bosworth, offering the ease of single-level living without compromising on space or style.

Designed with timeless architectural character, the property combines distinctive period features with carefully considered contemporary improvements. The beautifully balanced accommodation flows naturally from one room to the next, creating an impressive sense of space and light, while retaining many original features that reflect the home's individuality and enduring appeal.

Occupying a private, established plot just a short walk from the Market Square, the property enjoys beautifully landscaped gardens that provide a peaceful backdrop throughout the seasons. This exceptional setting offers a rare combination of privacy and convenience, with the town's excellent amenities, schooling and surrounding countryside all close at hand.

Accommodation:

A bright and welcoming central reception hall sets the tone for the beautifully presented accommodation beyond. The elegant sitting room enjoys a lovely outlook over the front elevation through a striking bay window and is centred around an inset wood-burning stove with an attractive brick surround. Character features, including picture rails, decorative coving and exposed floorboards, enhance the property's timeless appeal throughout.

At the heart of the home is a stunning Shaker-style kitchen/breakfast room, finished with herringbone wood flooring and thoughtfully designed to flow seamlessly into the adjoining dining room. This inviting space is ideal for both everyday living and entertaining, with direct access to the outdoor terrace creating an effortless connection between the interior and the landscaped gardens.

To the rear of the property, a generous family room provides a versatile additional reception space, enjoying French doors that open directly onto the garden and flood the room with natural light.

A separate utility room is conveniently positioned just off the kitchen and provides internal access to the integral garage.

Occupying the right-hand wing of the property are four well-proportioned double bedrooms, each offering comfortable and versatile accommodation. These are served by a beautifully appointed family shower room and a separate contemporary bathroom, both finished to a high standard and thoughtfully designed to complement the character and quality of the home.

Gardens and land:

The property occupies a private and established plot, discreetly screened by mature hedging and approached via automated gates that open onto a generous in-and-out driveway, providing ample off-road parking and access to the integral garage. Beautifully landscaped gardens wrap around the home, combining expansive lawns with mature trees, ornamental planting and well-stocked borders to create a peaceful and secluded setting.

To the rear, the gardens have been thoughtfully designed for both relaxation and entertaining. A substantial paved terrace, accessed directly from the principal reception rooms, provides the perfect space for al fresco dining and summer gatherings, while the central courtyard-style garden forms an attractive focal point with its curved stone seating areas and colourful planting. Beyond, the level lawn is framed by established hedging and specimen trees, offering a high degree of privacy and a wonderful backdrop throughout the seasons.

Entirely enclosed and enjoying a sunny aspect, the gardens are a particular feature of the property, providing a tranquil outdoor environment that complements the spacious single-storey accommodation perfectly.

Location:

Occupying a prime position as the closest single-storey dwelling to the Market Square, this well-proportioned four-bedroom home offers an exceptional family lifestyle. The area is especially recognised for its schooling options, including The Dixie Grammar School and The Market Bosworth School, and the property is perfectly positioned for those seeking quality education within a strong, supportive community. A range of well-established football, rugby and tennis clubs are also within easy reach, further enhancing the area's appeal for those who enjoy an active lifestyle. Healthcare facilities on offer include a doctor's surgery, pharmacy and dental practice, whilst the bustling village square, with its independent boutiques, eateries and regular community events, provides a warm, neighbourly atmosphere, not to mention easy access to a network of footpaths and the well-known country park. With its immaculately presented accommodation and generous plot, this property is sure to appeal to a broad section of the market.

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.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band F.

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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.

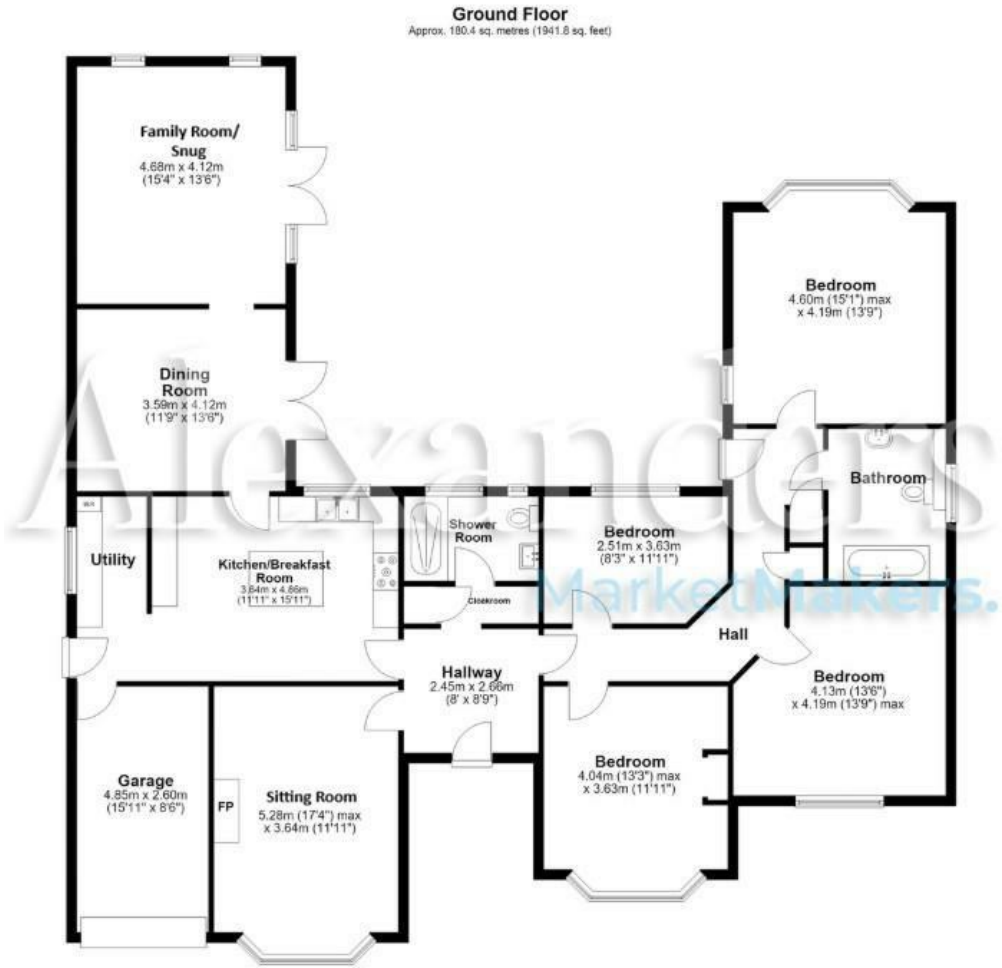
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

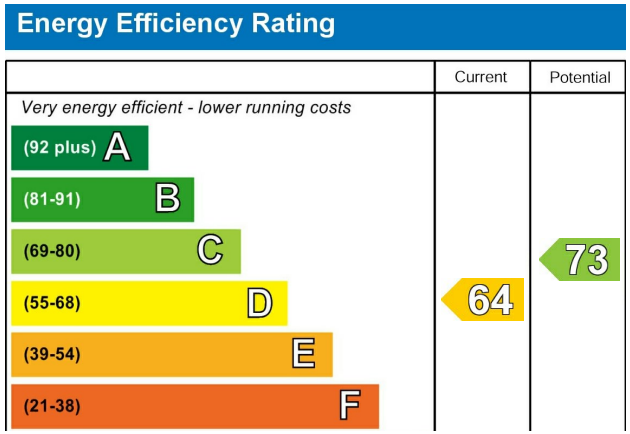
Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required 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.

Property Imagery Disclaimer:
Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.



Total area: approx. 180.4 sq. metres (1941.8 sq. feet)



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