



Alexanders
MarketMakers.

St. Catherines Avenue Market Bosworth

- Four bedroom detached dormer bungalow
- Sought after cul-de-sac location
- Modern interiors throughout
- Impressive open-plan living kitchen
- Separate cosy sitting room
- Ground floor principal suite
- Stylish split-level garden terrace
- Garage plus generous driveway
- EPC Rating D / Council Tax Band E / Freehold

This well-presented four bedroom home is located on a desirable cul-de-sac within easy reach of the centre of Market Bosworth. Offering flexible accommodation of approximately 2,309 square feet over two floors, the property also benefits from an integral garage and ample driveway parking.

The ground floor includes a welcoming sitting room and a stylish open-plan living kitchen with integrated appliances, roof lanterns and bi-fold doors opening onto the garden. There are also two ground floor bedrooms, including a generous main suite with fitted wardrobes and a walk-in shower room.

To the first floor are two further bedrooms, a well-finished family bathroom and useful eaves storage. Outside, the split-level rear garden features a raised resin terrace and established borders, providing an attractive and practical outdoor space.





General Description:

Nestled on the highly desirable cul-de-sac of St Catherines Avenue, this attractive property offers a superb opportunity to purchase a stylish, well-situated home. The property enjoys versatile accommodation extending to circa 2,309 square feet over two floors, plus an integral garage. Highlights include a spacious and sociable open-plan living kitchen, bespoke fitted storage throughout and two bedrooms on each floor, all complemented by an established split-level garden with a raised resin patio area, accessed directly from the kitchen.

Accommodation:

Inside, the home enjoys bright, welcoming interiors throughout. The ground floor accommodation includes a thoughtfully designed boot room with bespoke fitted cabinetry, a generous sitting room, and a contemporary open-plan living kitchen space complete with integrated appliances, bi-fold doors and roof lanterns. An internal lobby provides access to the main bedroom suite, which benefits from fitted wardrobes, French doors opening onto the seating terrace, and a stylish walk-in shower room. The lobby also leads to the utility room and offers integral access to the garage. Completing the ground floor is a further well-proportioned bedroom, serviced by nearby shower room, this could alternatively be used as a second sitting room or snug.

To the first floor are two good-sized bedrooms and a beautifully finished three-piece family bathroom, as well as a spacious landing with eaves storage. The property is certainly not short on storage, with an excellent selection of bespoke cabinetry throughout.

Gardens and land:

To the front of the property, a generous level driveway provides off-road parking for multiple vehicles and access via an electric roller shutter door to the garage. There is also convenient side access which offers practical storage for bins. The rear garden features a stylish resin seating terrace with glass balustrade, with steps leading down to a neatly lawned garden framed by established herbaceous borders.

Location:

Situated just a short distance from the centre of the desirable market town of Market Bosworth, 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 easy access to everyday amenities. Healthcare facilities on offer include a doctors' 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.

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 E.





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:

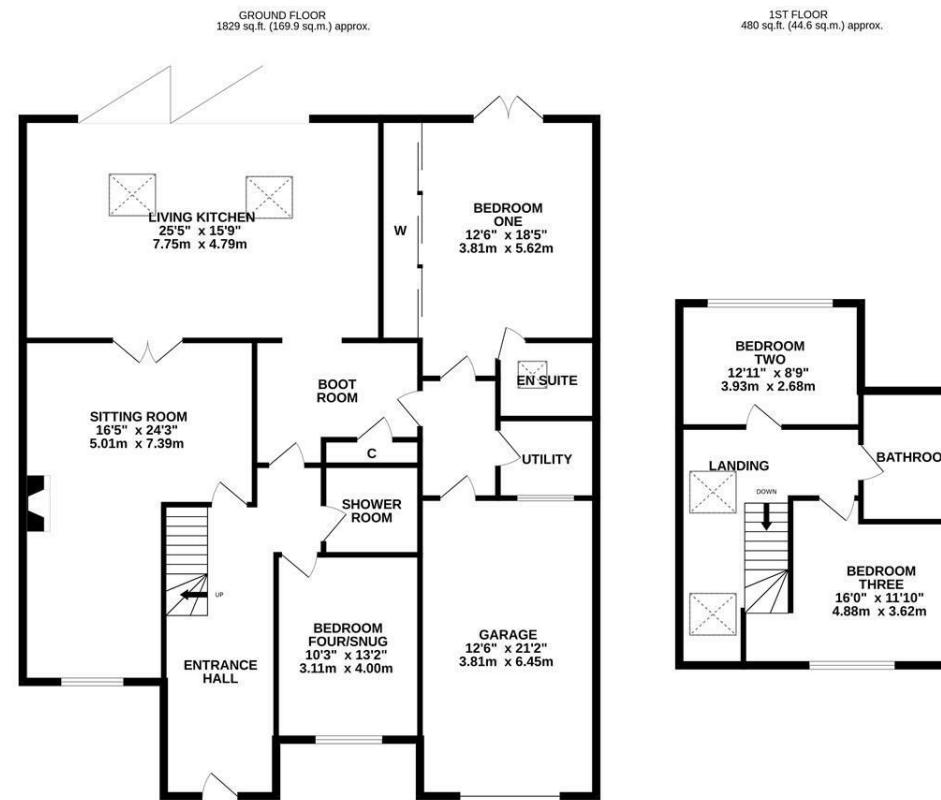
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their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



TOTAL FLOOR AREA: 2309 sq.ft. (214.5 sq.m.) approx.

Whilst every attempt is made to ensure the accuracy of the following measurements, door, window, room 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		





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