



Heath Road Market Bosworth

- Extended two bedroom semi-detached home
- Open-plan ground floor layout
- Spacious rear garden room addition
- Stylish modern fitted kitchen
- Two first floor bedrooms
- Contemporary family bathroom
- Landscaped low maintenance garden
- Off-road parking for two cars
- EPC Rating C / Council Tax Band B / Freehold

This attractive semi-detached home is set within the sought-after market town of Market Bosworth. Thoughtfully extended and carefully maintained, the property presents a welcoming and versatile layout, complemented by its generous plot and excellent local amenities.

Internally, the accommodation centres around a sociable open-plan layout, with a stylishly finished kitchen seamlessly connecting to the main living space. A standout feature is the spacious garden room to the rear, creating a bright and adaptable area suited to both dining and relaxation, while the first floor provides two bedrooms alongside a modern family bathroom.

Outside, the property continues to impress with its neatly arranged, low-maintenance garden, designed to provide both practicality and enjoyment. A terraced seating area is framed by established planting, while a useful shed and side access enhance functionality. The location further benefits from proximity to reputable schooling, everyday healthcare facilities, and a vibrant village centre, all within easy reach of surrounding countryside walks.





Accommodation:

Alexanders of Market Bosworth are delighted to bring to market this beautifully appointed two bedroom semi-detached home, which has been thoughtfully extended and enhanced within its current ownership. Highlights include an open plan ground floor layout with the addition of a spacious garden room, two bedrooms and a tranquil, low maintenance garden.

An entrance porch provides space to store coats and shoes and leads through to the ground floor accommodation. The open plan kitchen/dining/living room is traditional in style and benefits from a range of integrated appliances. To the rear is a spacious and versatile conservatory, which provides both a dining and seating area, and has plumbing and space for a washing machine. To the first floor are two bedrooms, one of which is currently utilised as a dressing room. A contemporary family bathroom completes the first floor layout.

Gardens and Grounds:

Externally, the property benefits from a hardstanding parking area for two cars, as well as a landscaped area framing the property. A generous side access incorporates a useful shed and flows through to a delightful terraced seating area, with well stocked herbaceous borders. A large timber shed provides an ideal storage area and has power and lighting connected.



Location:

Situated in the desirable market town of Market Bosworth, this extended two bedroom home offers well appointed accommodation throughout. 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. Healthcare facilities on offer include a doctors surgery, pharmacy and dental practise, whilst the bustling village square with its independent boutiques and eateries and regular community events provide 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:

Freehold.

Local Authority:

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

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:

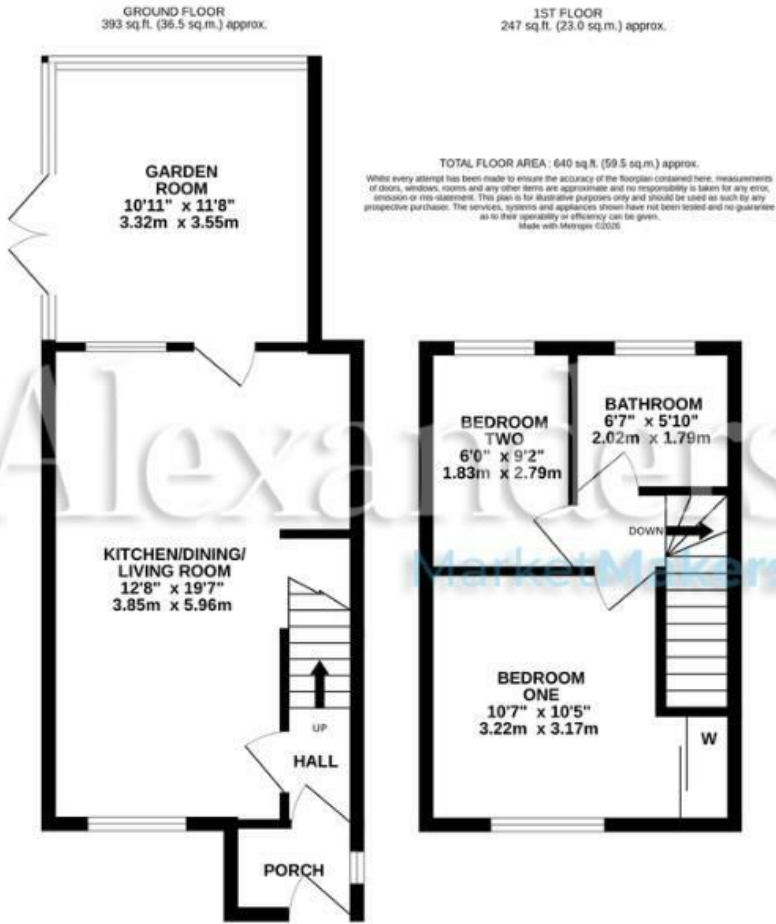
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		

