Alexanders
MarketMakers.

Pipistrelle Drive
Market Bosworth

- Three-storey four-bedroom detached home
- Over 1,700 square feet of living space
- Modern kitchen/dining room
- Sitting room with garden conservatory
- Main bedroom features en suite
- Low-maintenance rear garden and terrace
- Insulated and powered garden studio
- Garage and drive offering ample off-road parking
- EPC Rating C / Council Tax Band E / Freehold

Alexanders of Market Bosworth are delighted to present this spacious and beautifully appointed three-storey detached family home, quietly situated within the sought-after canal-side development of Pipistrelle Drive in Market Bosworth.

Extending to approximately 1,700 square feet, the property offers bright, contemporary interiors with a warm and welcoming feel, complemented by a thoughtfully designed layout ideal for modern family living. The home enjoys an abundance of natural light throughout, with a seamless flow of living space and attractive views over the rear garden creating a relaxed and inviting atmosphere.

Further benefits include generous bedroom accommodation across the upper floors, a private en suite to the main bedroom, and excellent versatility both inside and out. The property is enhanced by ample driveway parking, a garage, and a low-maintenance rear garden featuring a fully insulated and powered garden studio, perfectly suited for use as a home office or hobby room.

Accommodation:

The ground floor opens into a welcoming entrance hall, leading to a modern kitchen/dining room ideally suited to family living and entertaining. A separate utility room provides additional practicality, while the comfortable living room flows seamlessly into a bright conservatory overlooking the rear garden. A convenient downstairs WC completes the ground floor.

Across the upper floors, there are four generous double bedrooms and a family bathroom. The main bedroom enjoys the added benefit of a stylish three-piece en suite shower room, creating a private and relaxing retreat.

Gardens and land:

The property benefits from a larger-than-average driveway to the side, providing off-road parking for up to four vehicles and leading to a single garage.

The rear garden has been thoughtfully designed for ease of maintenance, featuring an artificial lawn and a paved seating terrace. Of particular note is the recently installed, fully insulated and powered garden studio, offering excellent versatility as a home office or hobby space.

Location:

Market Bosworth is a highly regarded market town offering an excellent range of amenities, including well-respected schools, independent shops, traditional public houses, and a variety of eateries. The town hosts a weekly market every Wednesday, along with a popular farmers' market held on the fourth Sunday of each month, contributing to its vibrant and community-focused atmosphere.

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:

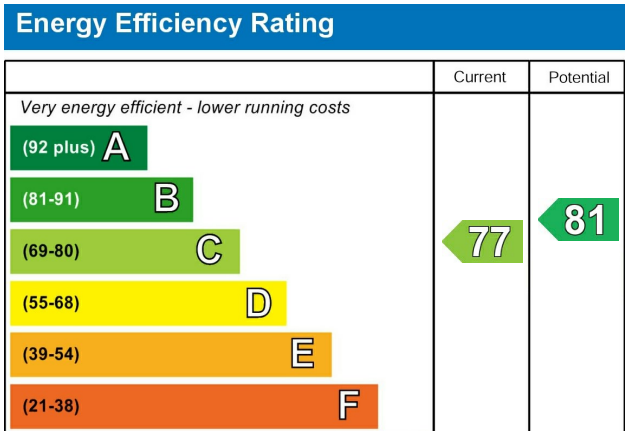
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

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.



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