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Weston Drive
Market Bosworth

- Well presented four bedroom detached home
- Extended to provide maximum space
- Three open-plan reception rooms
- Large kitchen/diner with integrated appliances
- Separate utility and downstairs WC
- Four spacious bedrooms with built in cabinetry
- Integrated garage and ample off-road parking
- Perfect location nestled in Market Bosworth
- EPC Rating D / Council Tax Band E / Freehold

Nestled in the charming area of Market Bosworth, this delightful four-bedroom house on Weston Drive offers a perfect blend of modern living and comfort. The property boasts an open-plan design, creating a spacious and inviting atmosphere that is ideal for both family life and entertaining guests.

With four well-proportioned bedrooms, this house is sure to appeal to a broad sector of the market.

The location of this property is another significant advantage. Market Bosworth is known for its picturesque surroundings and community spirit, making it an ideal place to call home. Residents can enjoy local amenities, parks, and the beautiful countryside, all within easy reach.

In summary, this four-bedroom house on Weston Drive is a wonderful opportunity for anyone seeking a modern, spacious home in a desirable location. With its open-plan living and contemporary kitchen, it is sure to appeal to families and professionals alike.

General Description:
This extended four bedroom detached home offers spacious and bright accommodation over two floors.

Accommodation:
To the ground floor expect to find a flexible open plan layout, including three reception areas and a modern, well equipped kitchen with utility area. The kitchen offers plentiful storage options, with wall and floor cabinets under granite work surfaces, as well as integrated appliances such as a fridge and separate freezer, a Neff oven, induction hob and microwave oven. A guest cloakroom completes the accommodation downstairs.

To the first floor there are four good sized bedrooms and a family shower room. Two of the bedrooms benefit from bespoke built in cabinetry.

Gardens and land:
Outside, the rear garden enjoys a high level of privacy, with established hedgerows making up the boundaries. There is ample parking to the front of the property, as well as a landscaped area.

Location:
Situated just a short distance from the centre of the desirable market town of Market Bosworth, this well proportioned four bedroom detached home offers an exceptional family lifestyle. The area is well-known for its schooling, 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 and dental practise, whilst the bustling village square with it's independent boutiques and eateries and regular community events provide a warm, neighbourly 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.

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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.

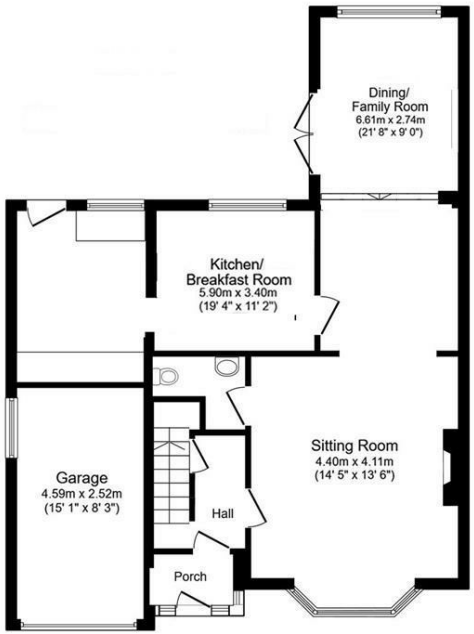
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.

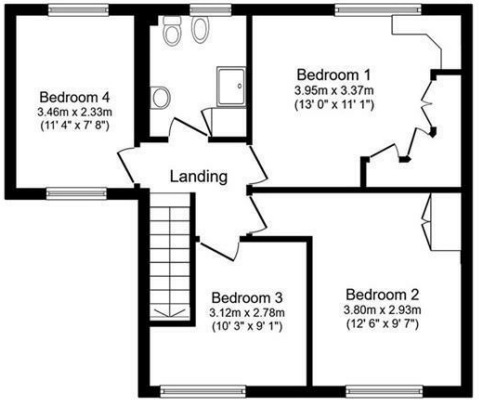
Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required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

Weston Drive, Market Bosworth, CV13 0LY



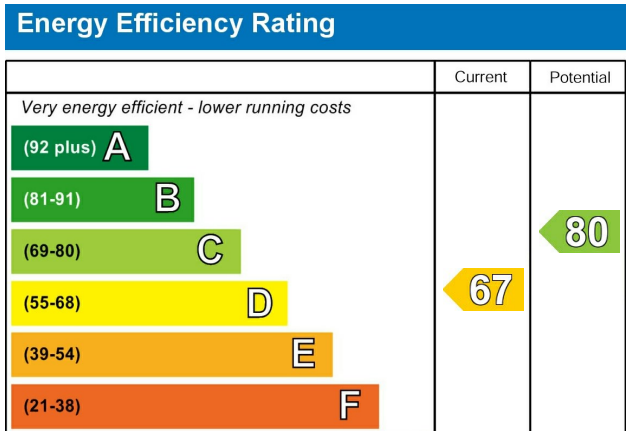
Ground Floor
Floor area 78.3 sq.m. (843 sq.ft.)

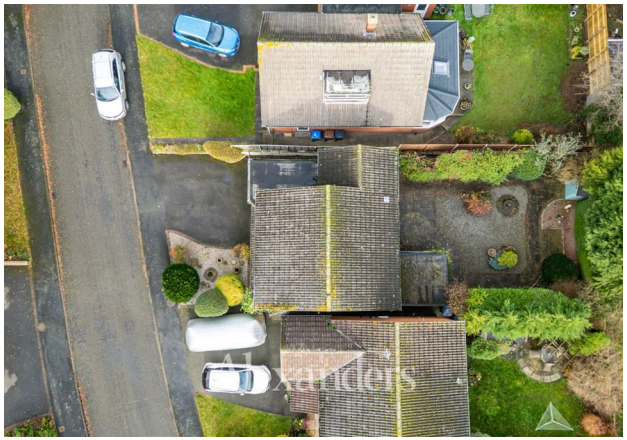


First Floor
Floor area 53.4 sq.m. (575 sq.ft.)

Total floor area: 131.7 sq.m. (1,418 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).





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So can you.

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