

## Shenton Lane

Market Bosworth



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- 17th century Grade II listed thatched cottage
- Stunning entrance through award winning gardens
- Exposed beams throughout
- Cosy reception rooms filled with character
- Modern country kitchen with integrated appliances
- Spacious principle bedroom with en suite
- Nestled in the heart of Market Bosworth
- Plethora of local amenities
- EPC D / Council Tax Band C / Freehold

### General Description

Alexanders are privileged with instruction to market; arguably one of the rarest period properties in Market Bosworth and the wider area. Rainbow Cottage is a charming, Grade II listed, historical thatched cottage thought to date back to the late 17th century.

Steeped in history, this distinctive property occupies an enviable position in central Market Bosworth, mere moments from the historic square. Boasting a magnificent facade presenting largely brick on stone plinth but with remnants of a timber frame, eyebrow windows and a thatched roof. The rear elevation faces the market square and the front to its' idyllic and whimsical gardens that have not only been featured in Britain in Bloom but has also won the Frank Constable trophy for best garden in the East Midlands and the Royal Horticultural Society gold award every year from 2013 to 2023, as it was not entered in 2024.

### Accommodation

Inside, the property retains much of its' original character, with an abundance of features including exposed beams, inglenook fireplaces and oak doors. The accommodation is laid across two floors to comprise; Sitting room, dining room, study, kitchen, double bedroom and shower room all to the ground floor. Upstairs is the principle bedroom with en suite bathroom.





## Location

Market Bosworth offers a selection of independent shops, public houses and eateries. There is a farmers' market held every month, recreational and sporting opportunities abound, and a thriving community amongst its' neighbouring villages. The area is well known for its schooling, including The Dixie Grammar School in Market Bosworth, nearby Twycross House School and Repton School, amongst many others.

There is a convenient train service from nearby Nuneaton to London Euston taking from 1 hour and 4 minutes. The property is also well positioned for travelling by car, 12 miles west of Leicester and 7 miles north of Hinckley. The A444 is close by and provides links to the M42.

## Distances

Leicester 12 miles, Hinckley 7 miles, Nottingham 31 miles, Birmingham 28 miles, East Midlands Airport 17 miles, Birmingham Airport 23 miles, Nuneaton Train Station 10 miles (all distances are approximate).

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth.

## Tenure

Freehold

## Services

We are advised that mains gas, electricity, water, and drainage are connected.

## Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leicestershire, LE10 0FR. Council Tax Band C.

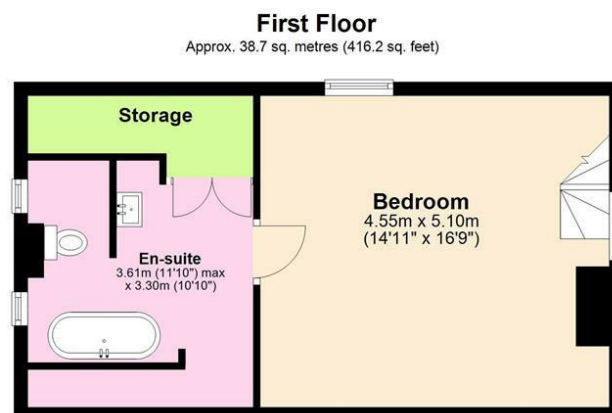
## Measurements

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.

## 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.





Total area: approx. 89.5 sq. metres (963.5 sq. feet)



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**Alexanders**

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## Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471  
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.

General Note - These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.