Alexanders
MarketMakers.

The Park
Market Bosworth

- Exceptional five bedroom family home
- Prestigious park-side position
- Plot extending to circa 0.56 acres
- Spacious kitchen/dining/living room
- Three versatile reception rooms
- Vaulted main suite with stunning views
- Private landscaped rear garden
- Large driveway and detached garage
- EPC Rating C / Council Tax Band D / Freehold

Alexanders are delighted to bring to the market this exceptional home, perfectly positioned in one of Market Bosworth's most prestigious locations, overlooking the park. To the rear, the property enjoys spectacular far-reaching views across the surrounding countryside and occupies a plot of circa 0.56 acres, offering an incredible setting.

Extending to over 3,700 square feet across three floors, the property has been thoughtfully designed to provide an outstanding balance of elegant family living and contemporary style. Flooded with natural light throughout, the accommodation has been finished to an excellent standard, with carefully considered spaces that effortlessly adapt to both everyday life and larger-scale entertaining.

Outside, the generous gardens enjoy a high degree of privacy, with mature planting and beautifully positioned seating areas making the most of the exceptional outlook. Combining an enviable setting, substantial accommodation and superb presentation, this is a rare opportunity to acquire a truly outstanding family home in one of the area's most desirable locations.

Accommodation:

The property is entered via an impressive and spacious entrance hall, where an oak and glazed staircase rises to the first floor, creating a striking first impression. Double doors open into the superb living kitchen, drawing the eye through to the rear garden and the far-reaching countryside views beyond.

Positioned to one side of the hall is a dedicated study, beautifully appointed with bespoke fitted cabinetry, while opposite is the elegant formal sitting room, centred around a feature fireplace and offering an inviting space in which to relax.

Spanning the full width of the rear of the property is the stunning open-plan living kitchen, thoughtfully designed as the heart of the home. A large central island with breakfast bar provides the perfect space for both everyday living and entertaining, while a comprehensive range of integrated Bosch appliances includes a steam oven, separate oven, microwave, two warming drawers, coffee machine, dishwasher and an instant boiling water tap. A further reception room is currently used as a games room but offers a variety of alternative uses. A separate utility room houses the boiler and provides additional storage and laundry facilities.

The adjoining dining and seating area is centred around a contemporary feature fireplace with an inset gas fire, creating a warm and inviting atmosphere. Framed by views across the garden, this exceptional space seamlessly connects indoor and outdoor living. A guest cloakroom completes the ground floor accommodation.

The first floor is home to the stunning main bedroom suite, featuring a vaulted ceiling, a dedicated dressing room and a stylish en-suite shower room. A striking fully glazed gable frames far-reaching views across the adjoining countryside, creating a truly exceptional suite. The contemporary four-piece family bathroom can also be accessed directly from the suite, offering both convenience and flexibility. To the rear, two of the bedrooms benefit from direct access to a full-width balcony, providing an attractive outdoor space with an elevated outlook.

Two further double bedrooms each benefit from their own en-suite shower rooms, while the fourth bedroom is served by the beautifully appointed four-piece family bathroom.

Occupying the second floor is a highly versatile space, offering excellent potential as a secondary bedroom suite, with plumbing and water connections already in place. Alternatively, it lends itself perfectly to a leisure room, home gym, cinema room or additional living accommodation, depending on individual requirements.

Gardens and land:

The property is approached via an attractive gravel driveway, framed by brick pillars and mature hedgerows, which continues along the side of the house to provide generous parking for multiple vehicles. A substantial detached garage benefits from automated up-and-over doors to both the front and rear, allowing convenient vehicular access through to the rear of the property.

Directly accessed from the living kitchen, a raised decked terrace provides the perfect setting for outdoor dining, entertaining and taking in the far-reaching countryside views. A gravel pathway meanders through the garden to a charming pergola and a series of raised planting beds, while the remainder of the grounds are predominantly laid to lawn, enclosed by established hedgerows and interspersed with mature trees, creating a private and picturesque outdoor setting.

Location:

Occupying a highly sought-after position overlooking the park in the thriving market town of Market Bosworth, this beautifully presented home offers an exceptional family lifestyle. Situated just a short walk from the town centre, the property combines generous, well-proportioned accommodation with an enviable location.

Market Bosworth is renowned for its excellent educational opportunities, including The Dixie Grammar School and The Market Bosworth School, making this an ideal choice for families seeking access to highly regarded schooling within a welcoming and well-established community.

A wealth of everyday amenities are close at hand, including a doctor's surgery, pharmacy and dental practice, while the bustling market square offers an excellent selection of independent boutiques, cafés and restaurants, together with a calendar of popular community events. The surrounding area also provides easy access to an extensive network of footpaths and the well-known country park, offering superb opportunities for walking and outdoor recreation.

Method of Sale:

The property is offered for sale by Private Treaty.

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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.

Note
Please note the sale of the property involves multiple titles.

Local Authority:
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band D.

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.

There is underfloor heating throughout the property.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

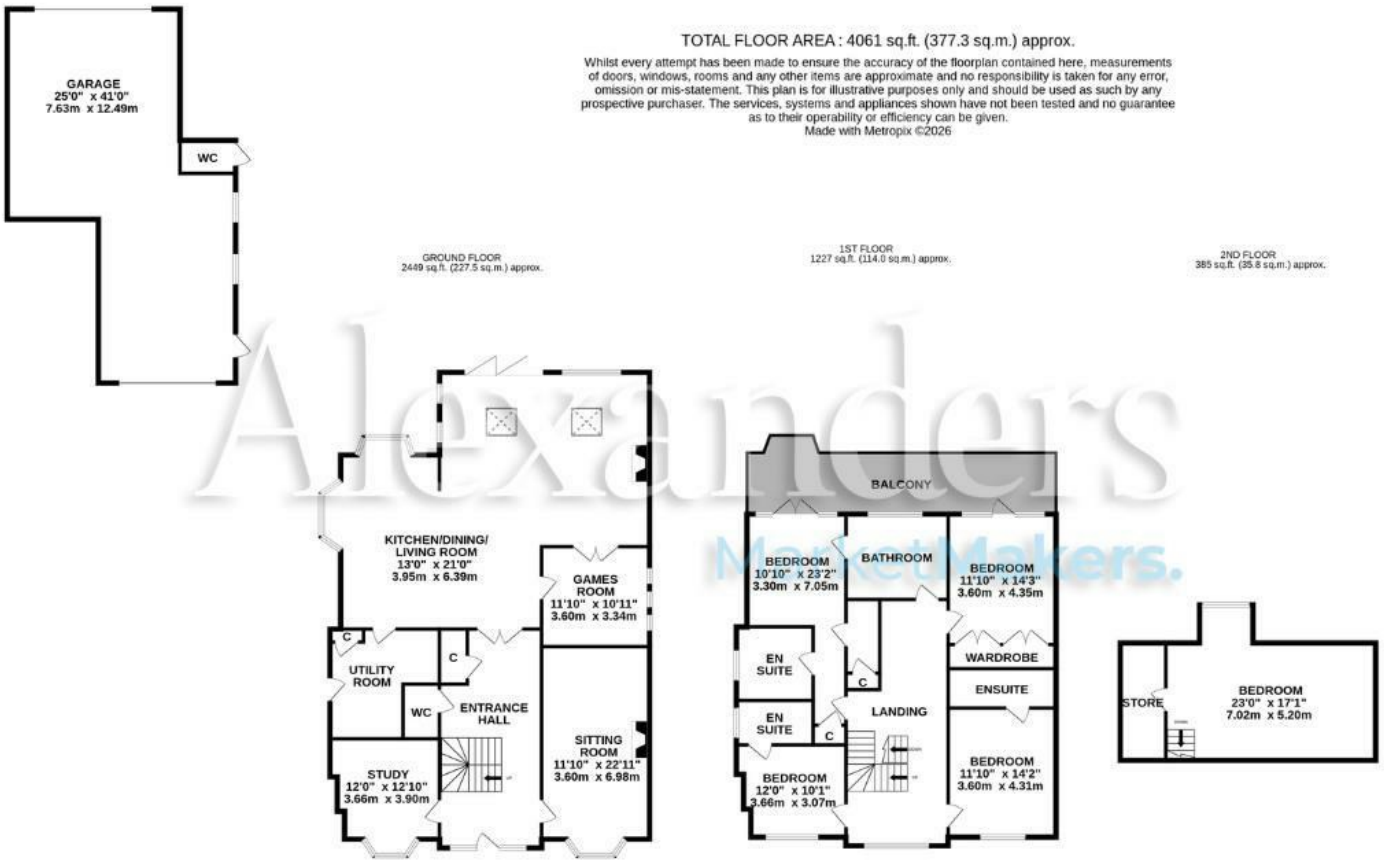
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

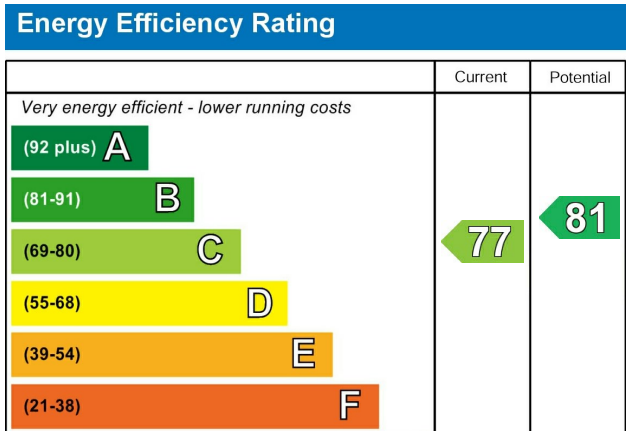
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither 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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