



Drovers Way Desford

- A spacious detached family house
- Five bedrooms and three bathrooms
- Large driveway and integrated double garage
- Located on a quiet cul-de-sac
- Modern and fully integrated kitchen/diner
- Two reception rooms and a garden room
- Landscaped and private rear gardens
- Ofsted 'outstanding' secondary school
- EPC Rating C / Council Tax Band G / Freehold

A spacious and modern detached family house providing five double bedrooms, three bathrooms, three reception rooms and a garden room. The property is located in the catchment of the Ofsted 'Outstanding' Bosworth Academy.





General Description

Alexanders of Market Bosworth are excited to offer to the market a most impressive five bedroom detached modern family home, positioned on a quiet cul-de-sac in the heart of the sought-after village of Desford. The village offers excellent schooling including the Ofsted 'Outstanding' Bosworth Academy, a number of local amenities and is positioned conveniently for major road networks with easy access to Leicester, Coventry and Nottingham.

Accommodation

The property has been well-maintained by the current owners with updates to include a contemporary kitchen diner with a breakfast bar. The accommodation comprises: entrance hall, kitchen diner, sitting room with French doors opening onto rear gardens, dining room and garden room. The kitchen is fitted with a range of integrated appliances to include two electric ovens, induction hob with extractor fan over, double fridge, double freezer, wine cooler, integrated washer/dryer and dishwasher. Upstairs you will find five generous bedrooms, including four double bedrooms, and a family bathroom. Four of the bedrooms include house fitted furniture and there are two en-suite rooms.

The property is set back from the road behind a large driveway providing off-road parking for three vehicles and access to an integrated double garage. The front gardens are laid mainly to lawn with an established hedgerow. The rear gardens have been landscaped with a large seating terrace running the full width of the property and steps up to a split level lawn garden with raised flower beds.

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

Viewings

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Tenure

Freehold.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley LE10 0FR (Tel: 01455 238141). Tax Band G.

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 purposes only.

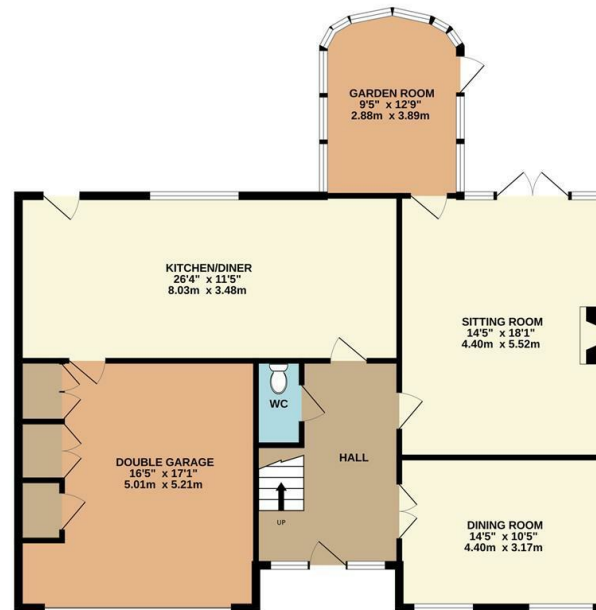
Money Laundering

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.





GROUND FLOOR
1241 sq.ft. (115.3 sq.m.) approx.



1ST FLOOR
1134 sq.ft. (105.3 sq.m.) approx.



TOTAL FLOOR AREA: 2375 sq.ft. (220.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
	74	81





The market is moving.

So can you.

Alexanders
MarketMakers.