



Spinney Hill  
Market Bosworth

Alexanders  
MarketMakers.



# Spinney Hill

## Market Bosworth

- Superb three bedroom family home
- Large plot with great potential to extend
- Large living room
- Dining room and kitchen
- Short walk from Market square
- Cul de sac location
- Large driveway and detached single garage
- Generous front and rear gardens
- EPC Rating E/ Council Tax Band C/ Freehold

### General Description

Alexanders of Market Bosworth offer to the market with NO UPWARD CHAIN this superb three bedroom semi-detached house ideally positioned within walking distance of the centre of Market Bosworth and all its' amenities.

### Accommodation

The property has been in the same ownership for over 30 years, and over the years has been well-maintained but is now ready for some internal updating with huge extension potential subject to the necessary planning consents. Currently the living accommodation is laid across two floors and benefiting from gas central heating and uPVC double glazing, expect to find in brief; Entrance hall, sitting room, dining room and kitchen. To the first floor are two double bedrooms, a third single bedroom and a family bathroom.

### Garden and Grounds

Externally the property is set in a generous plot with a large tandem driveway giving off-road parking for several vehicles and access to a detached single garage. The rear gardens are laid mostly to lawn with established borders to surround.





## Location

The property is positioned within a quiet cul-de-sac a short walk from the historic market town centre offering a selection of independent shops, public houses and eateries. There is a market every Wednesday and a farmers' market on the fourth Sunday of every month. The area is also well known for its schooling, including The Market Bosworth School an Ofsted 'outstanding' secondary school.

## Viewings

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

## Tenure

Freehold.

## Local Authority

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

## Services

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

## 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.

## 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.





The market is moving.

So can you.

**Alexanders**  
MarketMakers.