

Alexanders



Crown Meadow

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# Crown Meadow

- Three bedroom family home
- Located in the sought after executive development
- Recently added superb ground floor extension
- Three double bedrooms and contemporary four piece bathroom
- Main bedroom boasts a stylish three piece shower room
- Gardens to rear are laid mainly to lawn with a large patio area
- Providing off-road parking for three vehicles and a single garage
- EPC Rating E / Council Tax Band E / Freehold

## General

Alexanders of Market Bosworth are delighted to introduce to the market a rarely available three bedroom semi detached family home, located in the most sought after executive development of just eight properties on Crown Meadows, set within the quintessentially English village of Congerstone.

## Accommodation

The property is set back from a private road behind lawned front gardens with an open aspect to front, driveway to the side providing off-road parking for three vehicles and a single garage. The current owners have lovingly maintained this fabulous home and enhanced what was already an exceptional property, recently adding a superb ground floor extension creating now a beautiful open-plan kitchen living room at the rear of the property. In brief, the accommodation is laid across two floors with a generous floor area of 1395 square feet boasting three double bedrooms and contemporary four piece bathroom, the main bedroom boasts fitted wardrobes and a stylish three piece shower room. Downstairs the property offers excellent living accommodation with two large reception rooms, WC, recently added kitchen / living room with access to utility room and doors out into the garden.

To the rear, the gardens are laid mainly to lawn with a large patio area accessed via the living room and dining area. There are established borders to surround and a garden path giving access to the side driveway and single garage.



### Location

The quintessential English village of Congerstone affords a superb primary school and public house. The coveted town of Market Bosworth is just a few minutes away by car with its excellent schooling, local shopping and further facilities and amenities.

### Viewings

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

### Tenure

Freehold. Service charge is £386.41 and ground rent is £825.30.

### Services

We are advised electricity, water, and drainage are connected. The property is serviced by LPG heating.

### Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band E.

### 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.





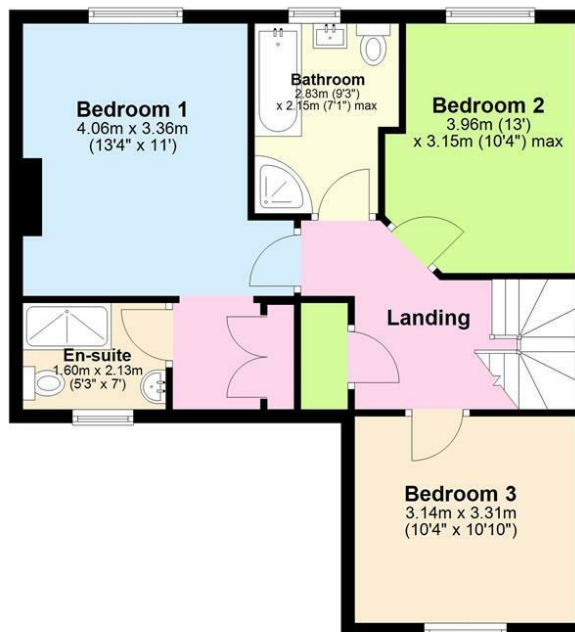
## Ground Floor

Approx. 71.6 sq. metres (770.2 sq. feet)



## First Floor

Approx. 58.1 sq. metres (625.2 sq. feet)



Total area: approx. 129.6 sq. metres (1395.4 sq. feet)



## Important Information

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

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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.



Viewing by appointment only

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