



# Lancaster Avenue Market Bosworth

- Four bedroom detached family home
- Quiet and select residential location
- Extended and beautifully presented
- Contemporary kitchen with granite worktops
- Spacious living room with bay window
- Private and mature rear garden with lawn and borders
- Double-width driveway and integral garage
- Short walk to the historic Market Bosworth town centre
- EPC Rating C / Council Tax Band E / Freehold

Offered to the market for the first time in almost 40 years, this attractive home occupies an enviable position within a quiet cul-de-sac on Lancaster Avenue.

The property enjoys a lovely outlook over a nearby spinney, creating a semi-rural feel while remaining within comfortable walking distance of the town centre.

The accommodation extends to approximately 1,286 square feet and is arranged over two well laid out floors.

Further benefits include an integral single garage and a well-proportioned plot, featuring a mature and private rear garden.







### Accommodation:

The interior offers bright and welcoming living spaces, arranged around a practical and perfectly balanced layout. The property has been extended and thoughtfully upgraded over time, resulting in an exceptionally well-presented family home.

The ground floor comprises a welcoming entrance hall and guest cloakroom with WC. There is a spacious sitting room featuring a focal point fireplace, leading through to a dining area with French doors opening onto the rear garden. The recently re-fitted kitchen with a walk-in pantry, is well appointed with a range of eye and base level cabinetry beneath granite work surfaces, along with a selection of integrated appliances. From the kitchen, a side conservatory provides a peaceful spot to enjoy views of the garden throughout the year.

To the first floor are three well-proportioned bedrooms with built-in wardrobes, together with a fourth bedroom/study, served by a contemporary four-piece family bathroom.

### Gardens and land:

The rear garden is predominantly laid to lawn, bordered by well-stocked herbaceous planting and offering a high degree of privacy. To the front of the property is a large, double-width paved driveway providing off-road parking and access to the integral garage. A landscaped frontage with established planting creates an attractive setting and a haven for local wildlife.

### Location:

Situated just a short distance from the centre of the highly desirable market town of Market Bosworth, this well-proportioned four bedroom home offers an exceptional family lifestyle. The area is particularly renowned for its excellent schooling options, including The Dixie Grammar School and The Market Bosworth School, making the property ideally placed for families seeking quality education within a strong, supportive community.

Local amenities include a doctors' surgery, pharmacy and dental practice, while the bustling village square offers a range of independent boutiques, cafés and eateries, along with regular community events that contribute to the town's warm and neighbourly atmosphere. The property also benefits from easy access to a network of footpaths and the well-known Bosworth Country Park. Wider amenities are available in nearby towns of Hinckley, Nuneaton & Atherstone, making them well-connected and convenient. They benefit from railway stations, providing regular services to Leicester, Birmingham, Coventry and London. Days out for families include the popular Twycross Zoo and Conkers Adventure Park.

With immaculately presented accommodation and a generous plot, this home is sure to appeal to a broad section of the market.

### Method of Sale:

The property is offered for sale by Private Treaty.

### Measurements:

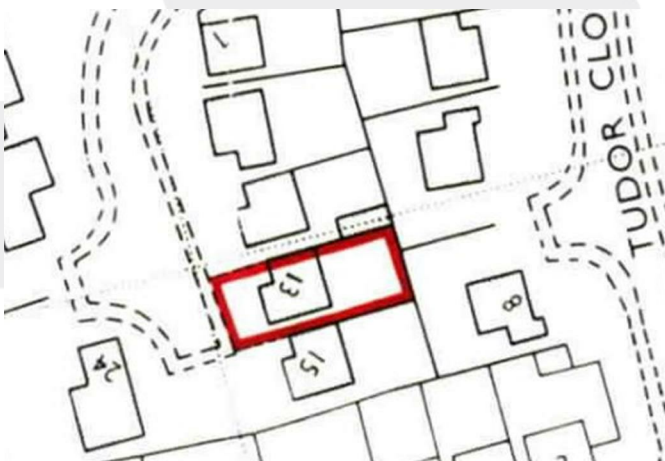
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure:

The property is being sold freehold with vacant possession upon completion.

### Local Authority:

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



## 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.

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.

## Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## Plans and Boundaries:

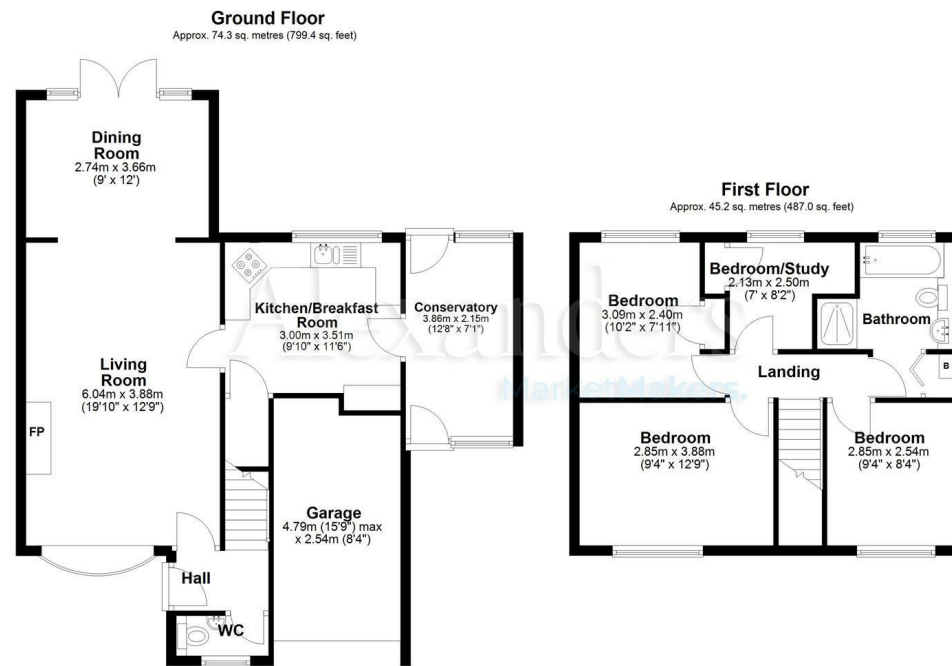
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

## 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 any statement to the property.



Total area: approx. 119.5 sq. metres (1286.3 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

