



Station Road Desford

- Extended and enhanced family home
- Arranged over three spacious floors
- Stylish characterful accommodation
- Contemporary kitchen/dining room
- Two versatile reception rooms
- Six generous double bedrooms
- Ample driveway and integral garage
- Wraparound terrace on private 0.30-acre mature plot
- EPC Rating D / Council Tax Band E / Freehold

Alexanders are delighted to bring to the market this exemplary, recently extended and much improved, six bedroom, semi-detached home, presenting stylish, well balanced and characterful accommodation over three floors, set in an impressive plot, which extends to circa 0.30 acres. Located in the highly desirable village of Desford, the property provides spacious and versatile accommodation throughout.

The interior has been thoughtfully enhanced to combine period charm with contemporary design, creating a cohesive and elegant living environment. Generous proportions and natural light define the principal spaces, while the rear of the home centres around a striking kitchen/dining room arrangement with high-quality fittings and a strong connection to the garden, ideal for both everyday living and entertaining.

Externally, the property enjoys a private and mature setting, with expansive lawned areas, established boundaries and a wraparound terrace. The frontage offers ample parking and practical access, complementing the peaceful rear aspect. Positioned within a well-connected village setting, the home benefits from convenient transport links and a range of local amenities.





Accommodation:

The ground floor is well laid out, beginning with a centrally located, welcoming entrance hall that provides access to the principal living areas. Two equal sized reception rooms sit either side of the hallway, both benefitting from charming fireplaces and offering bright and versatile spaces. The beautifully appointed kitchen/dining room is situated to the rear of the property and is fitted with a range of units and integrated appliances, as well as an island. Bi-fold doors provide a seamless connection to the outdoor entertaining terrace and gardens beyond. Conveniently placed off the kitchen is a fully fitted boot room, providing plenty of storage and external access, as well as a separate utility room with internal access to the garage. The ground floor accommodation is completed by the guest cloakroom.

To the first floor, the luxurious main bedroom is positioned to the rear of the property, enjoying views over the gardens and boasting contemporary en suite facilities. There are three further double bedrooms, all offering flexible uses as bedrooms, or a home office, served by a contemporary family bathroom. A useful and well designed laundry room completes the first floor layout.

To the second floor are two good sized bedrooms, serviced by a modern shower room, and access into a large storage area.



Gardens and land:

To the front of the property is an extensive driveway laid with pea gravel, providing parking for multiple vehicles and access to the integral single garage. To the rear, a wrap around seating terrace provides the perfect area for outdoor entertaining. The remaining grounds are mostly laid to lawn and bordered by established hedgerow, enabling a high level of privacy and creating a peaceful and tranquil oasis. To the very bottom of the garden, there is space for a children's play area, as well as raised vegetable beds. In all, the property occupies a total plot of circa 0.30 acres.

Location:

This beautifully presented property is situated in the heart of the popular village of Desford, offering an excellent balance of village living and commuter convenience. Desford benefits from strong transport links, with easy access to the wider M1, M69 and M42 motorway network, providing straightforward routes to Leicester, Birmingham and beyond.

The village is well served by reputable local schooling, including Desford Community Primary School, with secondary education available at the highly regarded Bosworth Academy. A range of everyday amenities can be found within the village, including local shops, cafés, a medical centre, pubs and community facilities, making Desford a practical and well-connected place to live.

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.

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:

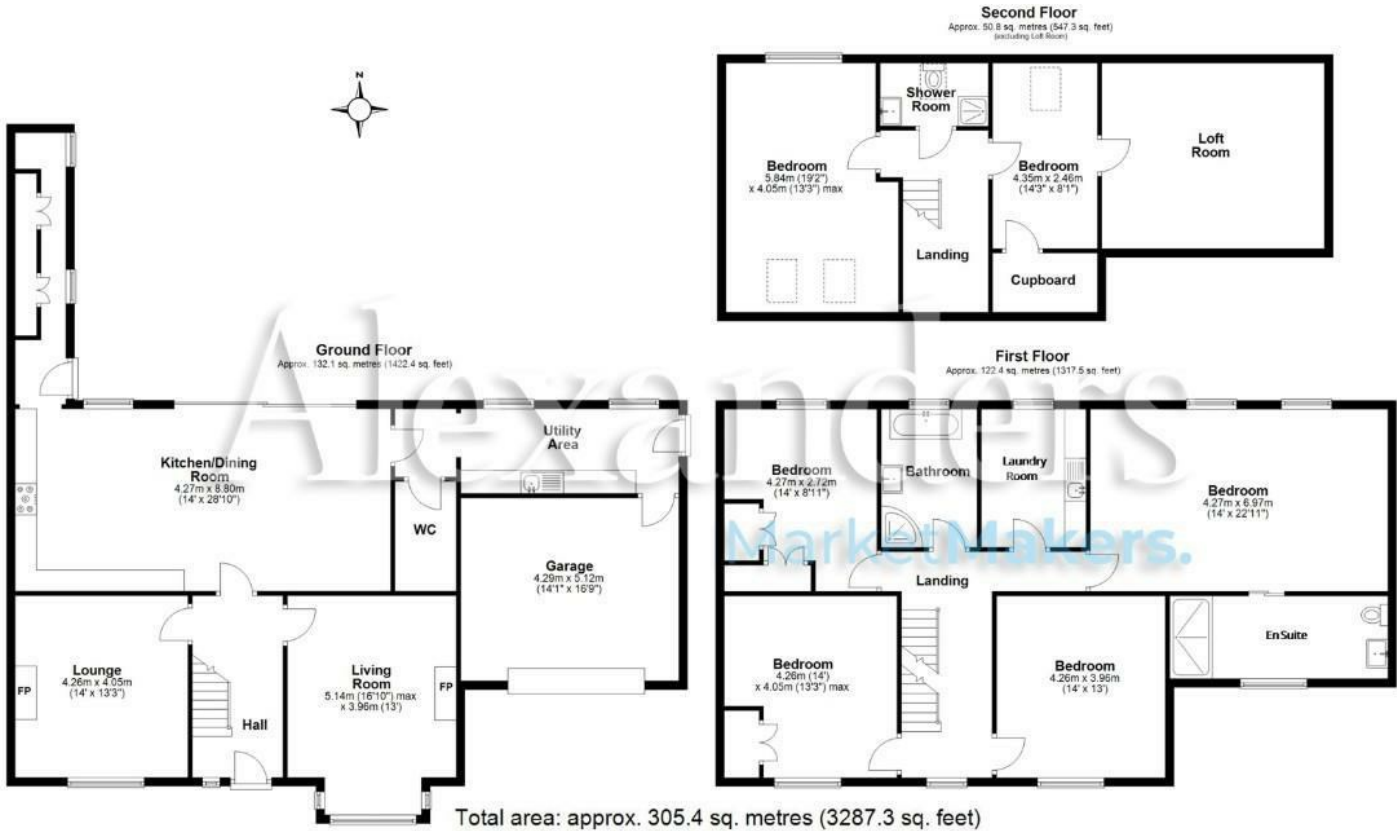
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		



