

Alexanders



York Close

Market Bosworth



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- Deceptively spacious detached family home
- Cul-de-sac position with walking distance to village centre
- Modern kitchen with NEFF appliances
- Open plan living / dining room and conservatory
- Three double bedrooms and family shower room
- Landscaped rear garden
- Single garage and driveway for three vehicles
- Short walk to historic Market Square
- EPC Rating D / Council Tax Band D / Freehold

General

Alexanders offer to the market a beautifully maintained and extended three bedroom detached family home in a cul-de-sac location within touching distance to the centre of historic Market Bosworth.

Accommodation

This lovely property offers a wealth of spacious accommodation across two floors with further potential to extend subject to planning consent. The interiors have been very well-maintained throughout. In brief, expect to find: Entrance hall, kitchen/ breakfast room with integrated NEFF appliances, large sitting room opening into formal dining room and conservatory with French doors giving direct garden access. There is a downstairs w.c, useful understairs cupboard and single garage to the ground floor. Upstairs are three good-sized bedrooms and a contemporary family shower room. To the front of the property is a driveway giving off-road parking for three vehicles and access to the garage. The lovely rear gardens have been beautifully landscaped to incorporate a paved seating terrace, block paved path leading to further seating area with oak pergola and garden shed, with the rest laid mostly to lawn with mature borders giving a great degree of privacy.



Location

This sought-after village is a host to an impressive array of amenities to include an eclectic mix of boutique shops, independent eateries, country pubs, doctors surgery, chemist and superb local schooling.

Viewings

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

Tenure

Freehold.

Services

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

Local Authority

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

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.

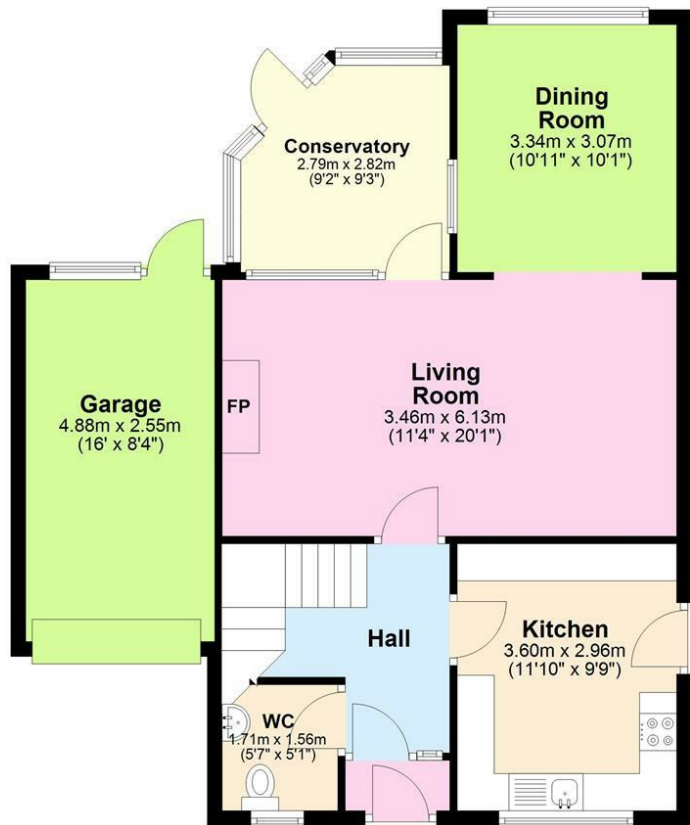
Money Laundering

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. 75.0 sq. metres (807.4 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



Total area: approx. 119.8 sq. metres (1289.5 sq. feet)



Important Information

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

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.



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