

Alexanders



Station Road

Market Bosworth

LITCHFIELD
COTTAGE



Station Road

Market Bosworth

- A delightful period cottage
- Believed to date back to the late 18th-Century
- Deceptively large south-facing rear gardens
- Located in the historic heart of Market Bosworth
- Accommodation packed full of character
- Two double bedrooms and a modern bathroom
- Sitting room with wood burning stove
- Beautiful countryside walks on your doorstep
- Grade-II Listed

General Description

Alexanders of Market Bosworth are favoured with instruction to market a Grade-II Listed period cottage with deceptively large and delightful south-facing gardens situated on Station Road in the historic centre of this charming market town.

Market Bosworth is a beautifully quaint town nestled in Leicestershire countryside. There is a selection of independent shops and a tempting array of pubs and restaurants in the neighbouring villages making for a pleasant rural community. The market is held every Wednesday and a popular farmers' market every month. The area also has an excellent reputation for its schooling.

The property is believed to date back to the late 18th-Century and is packed full of character with nooks and crannies and exposed beams. The accommodation is set over two floors and comprises: sitting room with log burner, and a good sized kitchen/diner with a door giving access to the rear gardens. Upstairs a landing with space for a study area leads to two double bedrooms and a modern bathroom.

Outside, the lovely rear gardens enjoy a south-facing aspect and are laid mainly to lawn with a seating terrace directly to the rear of the property. There is also a gate to the rear of garden with access to Warwick Lane with plentiful on-street parking.

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



Accommodation

Entrance Hall

8'6 x 6'11 (2.59m x 2.11m)

Sitting Room

14'11 x 12'2 (4.55m x 3.71m)

Kitchen/Diner

16'4 x 8'6 (4.98m x 2.59m)

First Floor

Bedroom One

18'1 x 8'7 (5.51m x 2.62m)

Bedroom Two

9'4 x 8'7 (2.84m x 2.62m)

Bathroom

6'11 x 5'5 (2.11m x 1.65m)

Landing/Study Area

Tenure

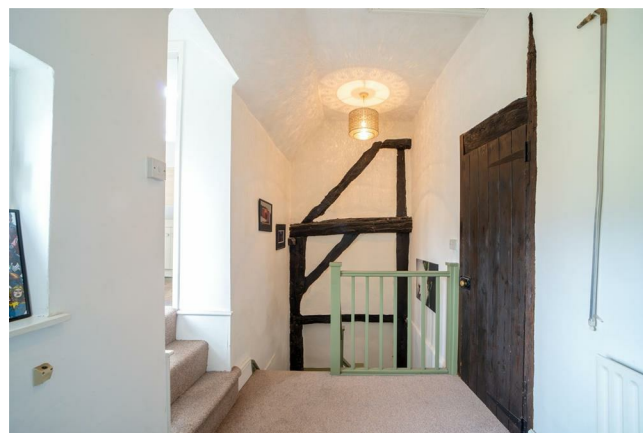
Freehold.

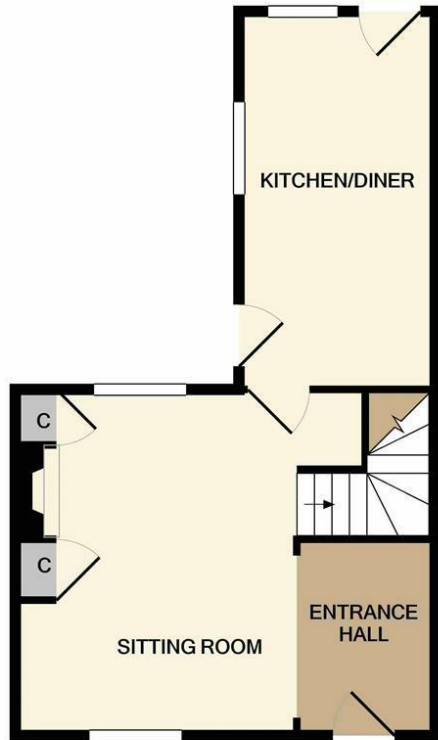
Local Authority

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

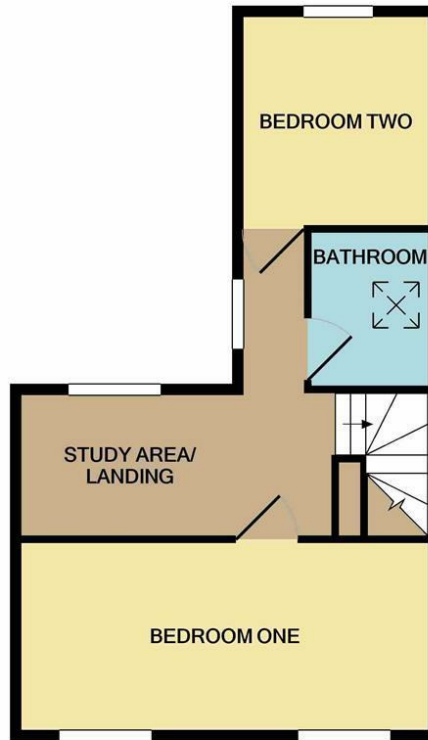
Measurements

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.





GROUND FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 816 SQ.FT. (75.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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