

Alexanders



# Westhaven Court

Station Road, Market Bosworth





# Westhaven Court

## Station Road, Market Bosworth

- No upward chain
- A well-maintained property
- Delightfully landscaped rear gardens
- Two bedrooms with fitted wardrobes
- Kitchen/diner and separate sitting room
- Minimum long-term return of around 4.5%
- Sought-after historic market town
- Single garage
- EPC Rating D

### General Description

Alexanders of Market Bosworth offer to the market with no upward chain a well-maintained two bedroom property located in a quiet cul-de-sac situated just a moments' walk from the square in this beautifully quaint town nestled in Leicestershire countryside.

There is a selection of independent shops, and a tempting array of pubs and restaurants in Market Bosworth and its neighbouring villages. 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 presented in good order throughout. The accommodation is laid across two floors to comprise in brief: porch, kitchen/diner and a sitting room with access to the rear gardens. Upstairs you will find two bedrooms with fitted wardrobes, and a family bathroom.

Outside, the front gardens are well-maintained with a pathway to the front door. There is also shared parking available. The rear gardens have been professionally landscaped for ease of maintenance. The garden is mainly paved with decorative beds and raised borders and apple trees. A door from the back garden provides direct access to the rear of the single garage.

The property has a minimum long-term return of around 4.5%. Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.



## Accommodation

### Porch

4'9 x 4'6 (1.45m x 1.37m)

### Kitchen/Diner

14'5 x 9'11 (4.39m x 3.02m)

### Sitting Room

14'5 x 13'10 max (4.39m x 4.22m max)

### First Floor

#### Bedroom One

14'5 x 10'8 max (4.39m x 3.25m max)

#### Bedroom Two

11'6 x 10'2 max (3.51m x 3.10m max)

#### Shower Room

7'3 x 5'6 (2.21m x 1.68m)

### Garage

16'2 x 7'10 (4.93m x 2.39m)

### Tenure

Freehold.

### Local Authority

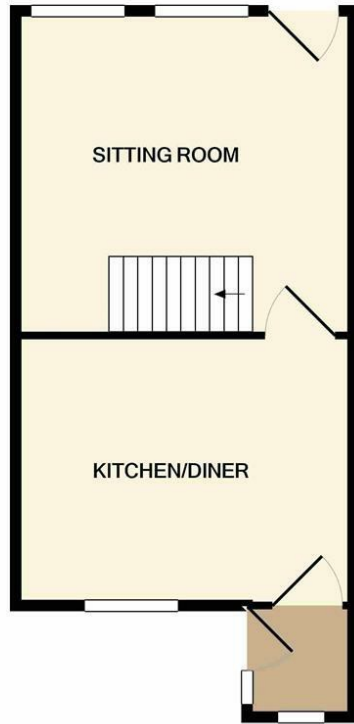
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leicestershire LE10 0FR (Tel: 01455 238141). Council Tax Band C.

### 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.



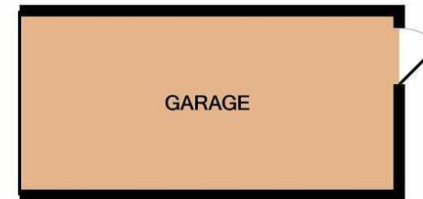




GROUND FLOOR  
APPROX. FLOOR  
AREA 514 SQ.FT.  
(47.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 364 SQ.FT.  
(33.8 SQ.M.)



GARAGE

TOTAL APPROX. FLOOR AREA 879 SQ.FT. (81.6 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  
Made with Metropix ©2021



Viewing by appointment only

**Alexanders**

23 Main Street  
Market Bosworth  
CV13 0JN

Telephone Sales: 01455 291471

Email: [mbsales@alexanders-estates.com](mailto:mbsales@alexanders-estates.com)

### 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.