



Newbold Road

Desford

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- No upward chain
- A reconstructed village cottage
- Substantial back to brick renovation
- Modern open-plan living kitchen
- Beautifully fitted bathroom
- Lovely lawned gardens with decking
- Ofsted 'outstanding' Bosworth Academy
- Excellent access to Leicester
- EPC Rating F

General Description

Alexanders of Market Bosworth are delighted to introduce to the market a reconstructed cottage in the historic heart of the sought-after Leicestershire village of Desford. The property is offered to the market in no upward chain and has undergone a substantial back to brick renovation to include a complete internal fit. The cottage is set back from the road in an elevated position with lawned front gardens and steps up to front door.

The accommodation has been completed to a first class standard with contemporary internal living space laid across to floor. On entering the property you will find a lovely sitting room with stairs rising to first floor and access through to a generous, open-plan living kitchen with French doors opening out onto gardens. Upstairs you will find two bedrooms and a modern, beautifully fitted bathroom. Outside, to the rear of the property are lawned gardens and a decked seating area.

Desford is a sought-after village with a public house, selection of eateries, grocery shop, medical centre, dental surgery and pharmacy, as well as the Ofsted 'outstanding' secondary school; Bosworth Academy. The village also has excellent access to Market Bosworth (5 miles) and Leicester (7 miles).

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



Accommodation

Sitting Room

15'2 x 11'5 (4.62m x 3.48m)

Kitchen/Diner

16'5 x 15'2 (5.00m x 4.62m)

First Floor

Bedroom One

15'2 x 8'1 (4.62m x 2.46m)

Bedroom Two

12'1 x 8'4 (3.68m x 2.54m)

Bathroom

8'9 x 6'4 (2.67m x 1.93m)

Tenure

Freehold.

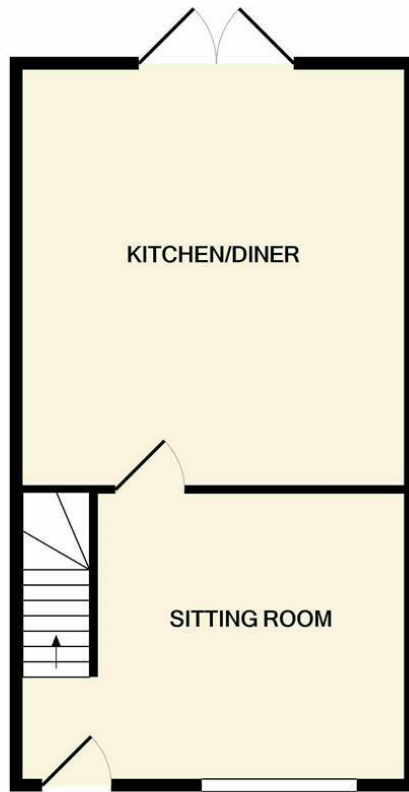
Local Authority

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

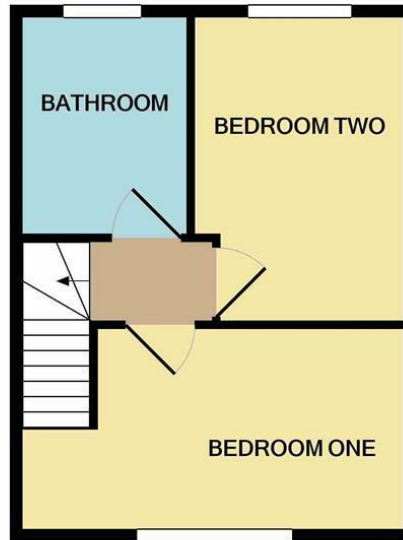
Measurements

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 422 SQ.FT.
(39.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 307 SQ.FT.
(28.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.7 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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Viewing by appointment only

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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.