



46 Pipistrelle Drive, Market Bosworth, Nuneaton, CV13 0NW

*** AVAILABLE MAY *** DEPOSIT ALTERNATIVE AVAILABLE *** Situated in the sought after market town of Market Bosworth, just a short walk from the picturesque Bosworth Marina and Ashby De La Zouch Canal this delightful double fronted family home is available in May and offered on an unfurnished basis. In catchment to some fantastic schools, namely The Market Bosworth School and St Peters Primary, as well as a host of shops and eateries in the town centre this family home is sure to tick a lot of boxes. The accommodation set over three floors comprises kitchen/diner, utility and WC to the ground floor, to the first floor is lounge, bedroom three and family bathroom with the top floor being set out to two further bedrooms with the principle having air conditioning and ensuite. Outside, the rear garden is access via a covered courtyard and laid to lawn and patio.

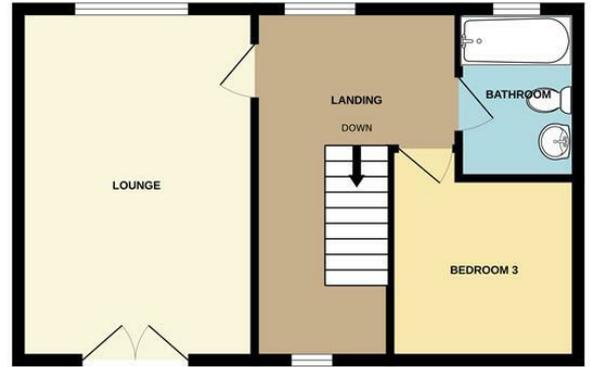
£1,250 PCM

- Picturesque rural location
- Available May
- Deposit alternative available
- Spacious accommodation over three floor
- Kitchen diner and dual aspect lounge
- Three Bed's & Two bath's
- Low maintenance rear garden
- EPC C & Council tax band D

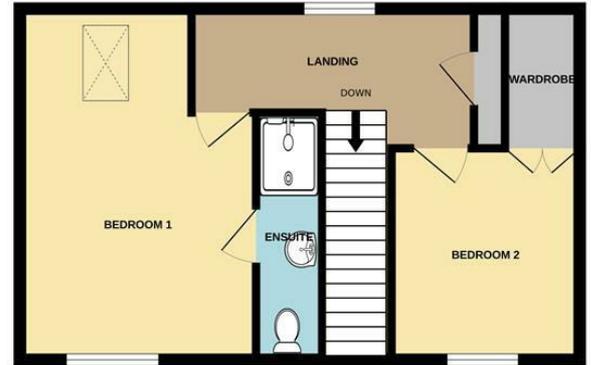
GROUND FLOOR



1ST FLOOR



2ND FLOOR



This floor plan is not to scale and is for guidance purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	88

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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39 Newdegate Street, Nuneaton, Warwickshire, CV11 4ER
Tel: 02476 374949 Email: nuneatonlettings@sheldonbosleyknight.co.uk



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