



Wensmore Main Road,  
Upton,  
CV13 6JX



£425,000

### GENERAL

A delightful house in prime village location. Wensmore is located in the highly regarded village of Upton and is set on an impressive plot with open countryside to the rear. The accommodation briefly includes on the ground floor, a sitting room with sliding door opening into the conservatory, a snug and a contemporary re fitted breakfast kitchen. On the first floor there are four bedrooms, three of which are doubles and a family bathroom.

The house is set well back from the road with a drive leading to a single garage. The main garden is a really good size.



## LOCATION

Upton is a small village set in some of West Leicestershire's most attractive countryside a short drive from the historic town of Market Bosworth which has an extensive range of shops, restaurants and schools. The village is perhaps best known for the Sparkenhoe Cheese Company where there is also a farm shop and cafe. The Battle of Bosworth site is a short distance away and the area is popular with walkers and cyclists. There are good road links available via the A5 and A444 which give easy access to the M1, M6, M42 and M69 motorway which in turn access major cities including Leicester, Birmingham and Coventry. There is a mainline station at Nuneaton with a high speed service to London Euston (approx 55 minutes on fast trains).

## THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into entrance porch.

## ENTRANCE PORCH

Inner door to the reception hall.

## RECEPTION HALL

Stairs rising to first floor. Door to cloakroom.

## CLOAKROOM

With lavatory and wash hand basin.

## SITTING ROOM

24'5" x 11'5"

A lovely light room the focal point of which is the fireplace with brick surround. There is coving to the ceiling and a central heating radiator. Sliding patio doors opening into the conservatory.

## CONSERVATORY

10' x 7'1"

Door to garden.

## SNUG

15'9" x 8'

Ornamental fire surround, bay window overlooking front garden. Central heating radiator. (Please note there is no fireplace).

## BREAKFAST KITCHEN

14'4" x 9'8"

The breakfast kitchen, which overlooks the garden, has been re fitted in recent years with a contemporary range of base and wall cabinets with polished quartz work surfaces and upstands. Integrated appliances include a double oven, four ring electric hob with extractor over and fridge freezer. There is a sink unit and plumbing for a washing machine. Door to rear lobby.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

## GALLERIED LANDING

Opening off the galleried landing are the bedrooms and bathroom.

## BEDROOM ONE

12' x 11'6"

A good size double bedroom with a run of fitted wardrobes and hanging cupboard. Central heating radiator.

## BEDROOM TWO

14'4" x 8'

A double bedroom with central heating radiator.

## BEDROOM THREE

9'9" x 9'8"

Overlooking the garden. Fitted wardrobe and central heating radiator.

## BEDROOM FOUR

9'10" x 8'1"

Overlooking the garden. Central heating radiator.

## BATHROOM

Suite comprising a panelled bath with central tap, electric shower over and shower screen. Wash hand basin and low flush lavatory.

## OUTSIDE

The house is well set back from the road. A drive with lawn to one side leads to the SINGLE GARAGE which has an up and over door.

## THE MAIN GARDEN

The garden is a good size. It is principally lawned with shaped flower and herbaceous borders.

## COUNCIL TAX BAND

Hinckley and Bosworth Council tax band E.







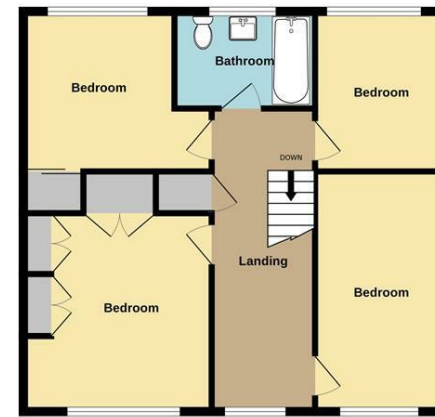




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

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