



18 Main Street,
Market Bosworth,
, CV13 0JW



£350,000

GENERAL



GENERAL

A delightful double-fronted townhouse occupying a prime position just a short stroll from the historic Market Place of Market Bosworth and its excellent range of local amenities.

Well presented throughout, the accommodation comprises an entrance hallway, spacious sitting room, separate dining room, well-appointed kitchen and ground floor W.C. To the first floor are three generous double bedrooms and a large family bathroom.

Outside, the property enjoys an attractive enclosed courtyard garden, complete with a useful storage shed. To the rear is a single garage in a block.

Ideally located within walking distance of shops, cafés, restaurants and highly regarded schooling, this charming home offers a wonderful blend of character, space and practicality.

LOCATION

Market Bosworth is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and is locally considered to be one of the most desirable locations to live. There is a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. The town is home to one of the area's leading private schools, The Dixie Grammar, and there is also a High School rated by OFSTED as "outstanding" and Primary School. Market Bosworth is a thriving community and offers a generous range of amenities including a library, churches, independent retailers, a Co-Op and restaurants. Local attractions include the Bosworth Country Park, the Ashby Canal and the Bosworth Battlefield Heritage site.

THE HOUSE

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

ENTRANCE HALL

The welcoming entrance hall is light and spacious, featuring a large bow window overlooking the Main Street that fills the room with natural light. There is a central heating radiator, laminate flooring and a useful understairs storage cupboard.

W.C

Fitted with a low flush lavatory, wash hand basin in vanity unit and window to the rear.

SITTING ROOM

13'2 x 12'2
With bay window to the front elevation, wooden laminate flooring and central heating radiator.

DINING ROOM

12'11" x 9'9
With a bay window to the front elevation, wooden laminate flooring and central heating radiator.

KITCHEN

9'09 x 9'05
The kitchen is fitted with a stylish range of contemporary grey shaker-style wall and base units, complemented by soft-close drawers and concealed under-cabinet lighting. Integrated appliances include a single electric oven, four-ring gas hob with extractor hood over, dishwasher and under-counter fridge. A one-and-a-half bowl sink and drainer is set into the work surface, while recessed spotlights and laminate flooring complete the space. A window overlooks the rear garden, providing plenty of natural light.

UTILITY

Quarry tiled floor and plumbing for a washing machine. There is a door to the garden.

STAIRS TO THE THE FIRST FLOOR

Stairs rise from the entrance hall to the galleried first floor landing.

FIRST FLOOR LANDING

With doors off to the bedrooms and bathroom. There are french doors leading to a balcony which has a wrought iron balustrade and has space for a small table and chair.

BEDROOM ONE

13'02 x 12'01
A large double room with window to the front, carpeted flooring and central heating radiator.

BEDROOM TWO

10'11 x 9'08
With window to the front, carpeted flooring, built in wardrobe and central heating radiator.

BEDROOM THREE

9'08 x 9'04
With window to the rear, carpeted flooring, built in wardrobe and central heating radiator.

BATHROOM

The bathroom is fitted with a white suite comprising panelled bath with shower over with glass screen, wash hand basin and low flush lavatory set in a vanity unit. There are two windows to the rear and chrome heated towel rail.

COURTYARD GARDEN

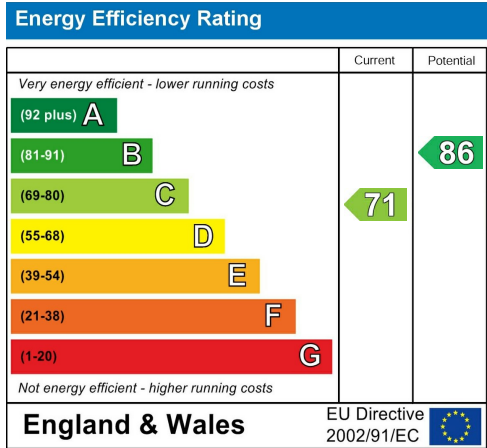
To the rear of the property is a courtyard garden which is mainly paved with raised flower beds. There is a timber storage shed along with a storage cupboard accessed externally which has plumbing for a washing machine. There is a rear access gate which leads to the garage.

GARAGE

16'03 x 8'01
A single garage set in a block to the rear of the house accessed via Church Street. With up and over door to the front.

COUNCIL TAX

Hinckley & Bosworth - Band C



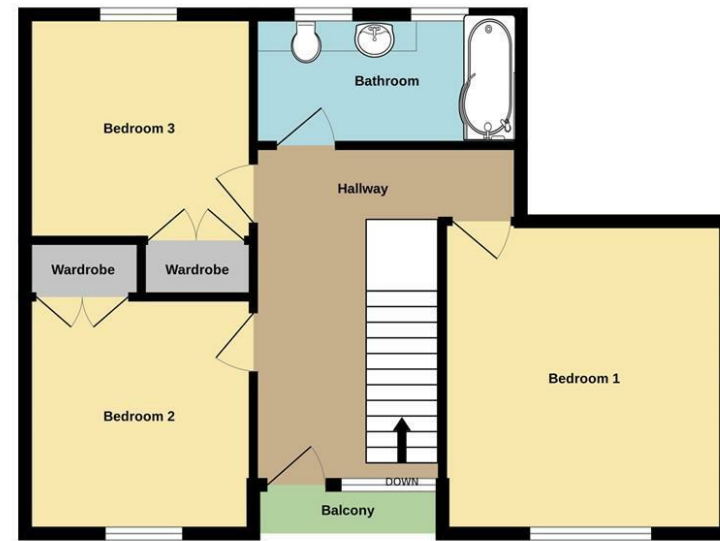




Ground Floor



1st Floor



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