
53 Heath Road,
Market Bosworth,
CV13 0NX.

£343,000

GENERAL

A fabulous three bedroom property located on Heath Road in Market Bosworth. Situated in a sought-after village setting, this spacious and well maintained home has been extended and well looked after by the current owners and now offers fabulous living spaces. The accommodation briefly includes on the ground floor - a spacious sitting room with fitted storage and stunning living kitchen overlooking the garden. On the first floor there are three good size bedrooms, the main bedroom has an en-suite and dressing area together with a luxurious family bathroom. Outside there is a block paved driveway to the front and lovely rear garden. There is an integral single garage / utility space.

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 an excellent High School and Primary School. There is a thriving community with a variety of sports clubs including rugby, football and bowls. To the West of Market Bosworth is a marina and ashby canal. There is a large country park close to the property overlooked by the historic Bosworth Hall.

THE HOUSE

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

ENTRANCE HALL

UPVC front door enters into the hallway, stairs rise to the first floor and central heating radiator.







SITTING ROOM
19'11 x 12'10 max 9'08 min
A great size room with window to the front and sliding oak part glazed doors to the living kitchen. The main focal point of the room being a modern electric feature fire set in a surround. There is a understairs storage cupboard along with fitted storage cupboards for coat and shoe's.

LIVING KITCHEN
19'09 max 16'03 min x 16'03 max
A fabulous open plan living kitchen perfect for contemporary family life. The kitchen area is fitted with cream base and wall cabinets with wooden effect laminate working tops over and integrated 1 1/2 bowl sink and drainer. There is a generous range of integrated 'Lamona' appliances including double oven, electric four ring hob with extractor over, microwave, dishwasher and full size fridge and freezer. There is walnut herringbone laminate flooring. The room has plenty of space for a dining table and seating to enjoy the views over the garden.

STAIRS TO THE FIRST FLOOR
Stairs rise from the entrance hall to the first floor landing.

FIRST FLOOR LANDING
With doors off to the bedrooms and bathroom. Attic hatch.

BEDROOM ONE
11'00 x 8'07 bedroom 8'11 x 8'07 dressing area
A fabulous room with great proportions. The bedroom area has a window overlooking the garden, a generous amount of fitted wardrobes with matching bedside tables and central heating radiator. The dressing area has another bank of fitted wardrobes along with a dressing table unit and door to the en-suite shower room.

EN-SUITE
With large shower cubicle, low flush lavatory and wash hand basin set in a vanity unit. There room has a tiled floor which benefits from underfloor heating.

BEDROOM TWO
10'03 x 9'05
With window to the front, laminate flooring, large wardrobe/storage space housing the central heating boiler and central heating radiator.

BEDTOOM THREE
13'03 x 6'10
With window to the front, laminate flooring and central heating radiator.

BATHROOM
Newly fitted with white suite comprising panelled bath with shower over and glass screen, the shower has both handheld and rainfall shower heads, low flush lavatory and wash hand basin set in a vanity unit. There is also some fitted storage, window to the rear and central heating radiator. There room has a tiled floor which benefits from underfloor heating.

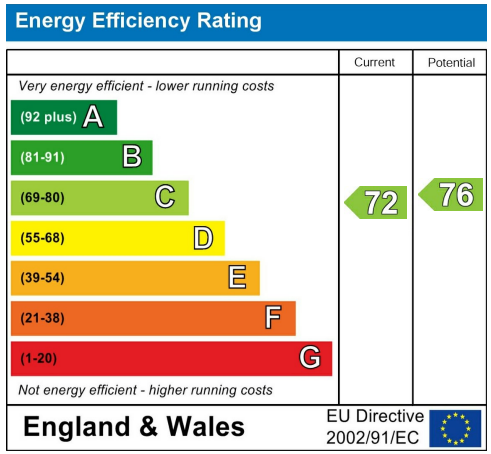
OUTSIDE
The rear garden is mainly laid to lawn with raised planters to either side. There is a newly laid porcelain patio directly to the rear of the property and block paved pathway leading to the bottom of the garden where there is a shed and summer house. To the front of the property there is a good size block paved driveway.

GARAGE
12'05 x 7'01
With electric roller door to the front and back access into the kitchen. The garage has tiling to the floor and has a utility room set up to the rear with space for two appliances.

COUNCIL TAX
Hinckley & Bosworth - Band C

IMPORTANT NOTICE
Please note there is outline planning to build on the field behind the property, please refer to Hinckley & Bosworth council for more information.









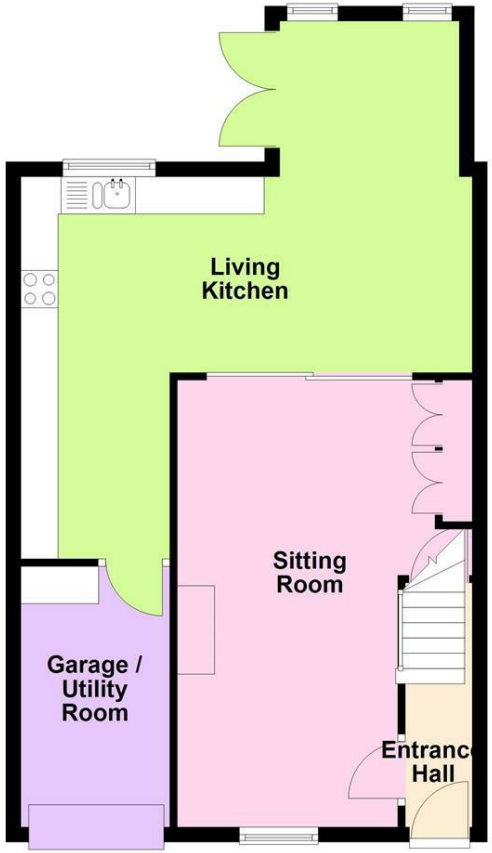






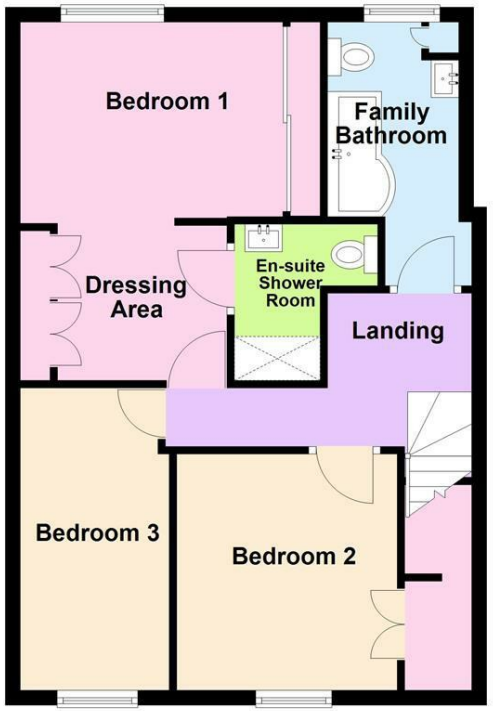
Ground Floor

Approx. 56.6 sq. metres (609.6 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.7 sq. feet)



Total area: approx. 109.7 sq. metres (1181.3 sq. feet)

The Property Ombudsman

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