
3 Moorland Close,
Market Bosworth,
, CV13 0NE



£895,000

GENERAL

A wonderful family home in a premium Market Bosworth setting with superb country views. It is rare that houses on Moorland Close come onto the market, as the location is quite exceptional, being just a short walk from the historic Market Place. The house offers approximately 248 sqm of living space and is set on a large plot with beautifully landscaped gardens and fabulous country views. The spacious, well-proportioned accommodation briefly includes on the ground floor, a large sitting room, dining room, home office, garden room, living kitchen and utility room. On the first floor, there are five double bedrooms with an en-suite to the master. The house is set well back from the road with extensive parking on the drive, leading to the double garage. The gardens have lots of areas for outdoor dining and entertaining.







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 opens into the reception hall.

RECEPTION HALL
An impressive introduction to the house. There is a balustrade staircase rising to first floor, understairs storage cupboard, cloaks cupboard and Amtico flooring.

HOME OFFICE
17'0" x 9'11"
An ideal home office. Central heating radiator.

CLOAKROOM
With low flush lavatory, wash hand basin. Central heating radiator.

SITTING ROOM
24'2" x 13'9"
A charming room with sliding patio doors opening onto the terrace. There is a magnificent fireplace with marble surround and coal effect gas fire. One wall is filled with display shelving. Coving to the ceiling. Central heating radiator.

DINING ROOM
14' x 11'
Bay window with window seat overlooking the garden, coving to ceiling. Central heating radiator.

KITCHEN
13'9" x 12'4"
Overlooking the garden. The kitchen is fitted with an extensive range of base and wall cabinets. Appliances include an "AEG" hob, a "Bosch" dishwasher, "John Lewis" double oven and fridge freezer. There is an Amtico finish to the floor. Door to rear hall and Garden Room.

UTILITY
11' x 7'
With fitted base and wall units, inset single drainer sink unit, integrated fridge, plumbing for washing machine, Amtico flooring and door to the double garage.

GARDEN ROOM
12'3" x 10'9"
A lovely light room with sliding patio doors opening onto the garden. Central heating radiator.

ON THE FIRST FLOOR
Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING
Opening off the landing are the bedrooms.

BEDROOM ONE
17'7" max x 15'4" max
A delightful room with two sets of fitted wardrobes. Central heating radiator.

EN-SUITE
There is a shower enclosure with electric shower. Wash hand basin set in vanity unit, low flush lavatory and chrome ladder style towel rail.

BEDROOM TWO
13'9" x 11'1"
Overlooking the garden and countryside beyond. Fitted wardrobe and central heating radiator.

BEDROOM THREE
15'1" x 13'9"
A good sized double bedroom with fitted wardrobes and bedside tables. There is also a matching knee-hole dressing table. Central heating radiator.

BEDROOM FOUR
14' max x 9'9"
Central heating radiator.

BEDROOM FIVE
15'1" x 10'
A generous double bedroom with fitted wardrobes. Central heating radiator.

BATHROOM
Suite comprising a panelled bath, wash hand basin set in vanity unit, shower enclosure with electric shower, airing cupboard.

OUTSIDE
The house is well set back from the road with a block paved parking area to the front, opening onto which is the double garage.

DOUBLE GARAGE
17'8" x 17'6"
Two up and over doors, one of which is electric and a door to the utility room.

GARDEN
The pretty landscaped garden is mature and well established having two large terraces adjoining the house, perfect for outdoor dining and enjoying the wonderful country views. The garden is principally lawned with some lovely flower and herbaceous borders. Summer House.

COUNCIL TAX
Hinckley and Bosworth Council Tax Rating G.

















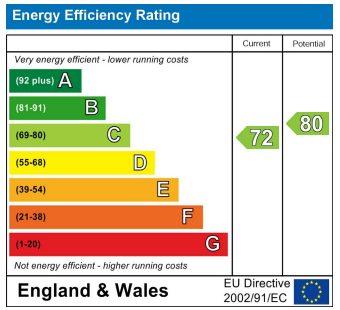


Ground Floor



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.
Made with Metropix ©2024

The Property Ombudsman

Important Notice: Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

FOX

5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF
Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS
Sales: **0116 2796543**

foxcountryproperties.co.uk