



27 St Catherines Avenue,
Market Bosworth, CV13 0LX





£450,000

GENERAL

An impressive dormer bungalow in an exceptional location a short walk of central Market Bosworth. The property is on a superb plot, with pretty well established gardens and the spacious accommodation briefly includes on the ground floor a sitting room overlooking the garden and opening directly into the conservatory, a breakfast kitchen, two double bedrooms and a contemporary bathroom. On the first floor there are two further double bedrooms and a shower room. There is considerable flexibility as to how the accommodation is used. One of the downstairs bedrooms would make a superb dining room or home office.

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 water park. There is a large country park close to the property overlooked by the historic Bosworth Hall.

THE DORMER BUNGALOW

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



RECEPTION HALL

Wood style floor, stairs rising to the first floor.

SITTING ROOM

5.18m x 4.93m (17' x 16'2")

A beautifully proportioned room with sliding doors opening into the conservatory. Central heating radiator, wall mounted electric fire and coving to ceiling.

CONSERVATORY

2.97m x 2.21m (9'9" x 7'3")

A superb vantage point from which to enjoy the garden. There is a wood effect flooring and French doors opening into the garden. Two central heating radiators.

BREAKFAST KITCHEN

4.34m x 3.48m (14'3" x 11'5")

The breakfast kitchen is fitted with a comprehensive range of base and wall units with tiled splash backs and concealed lighting including crockery display cabinets with internal lighting. There is a lot of storage in the base and wall units and the integrated appliances include a four ring electric hob with extractor over, a double oven and dishwasher. Door to the rear hall/utility area.

REAR HALL/UTILITY AREA

Tiled finish to floor, plumbing for a washing machine under a counter top and back door opening into the garden.

BEDROOM THREE

3.78m x 2.74m (12'5" x 9')

Coving to ceiling. Central heating radiator.

BEDROOM FOUR

3.05m x 2.74m (10' x 9')

With wood effect flooring, coving to ceiling, central heating radiator. Fitted wardrobes.

BATHROOM

Suite comprising a shaped panelled bath with shower over and screen. Wash hand basin and low flush lavatory. Chrome ladder style towel rail with tiling to the floor and walls.

ON THE FIRST FLOOR

A balustrade staircase rises from the reception hall to the landing.

LANDING

The landing is a good size. There is a velux roof light, central heating radiator and doors into bedrooms one and two.

BEDROOM ONE

4.75m x 3.56m (15'7" x 11'8")

A fabulous room with views over Market Bosworth and to the countryside beyond. Dimmer switch, TV point, access to the eaves. Central heating radiator. (First measurement is 11'7" measured to 5' eaves height).

BEDROOM TWO

4.75m x 2.69m (15'7" x 8'10")

Another good sized double bedroom. Dimmer switch, central heating radiator and access hatch to the roof space. (First measurement 11'7" measured to 5' eaves height).

SHOWER ROOM

There is a double sized shower cubicle with sliding door. Low flush lavatory, wash hand basin with chrome ladder style towel rail with tiling to the floors and walls. Roof light.

OUTSIDE

To the front of the property there is a generous block paved parking area with side gate leading to the back of the property. Immediately adjoining the house there is a raised terrace with step down to the lawn around which there are generously stocked flower and herbaceous borders. A garden shed is also included in the sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









Whilst every attempt has been made to ensure the accuracy of the floor plan 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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