



11 Pipistrelle Drive,
Market Bosworth,
CV13 0NW.



£405,000

GENERAL

Fabulously presented home set within this exclusive waterside development alongside Bosworth Marina. The ground floor offers a welcoming entrance hall, cloakroom/W.C, contemporary kitchen-diner, separate utility room, and a beautifully appointed sitting room—ideal for both relaxing and entertaining. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, with the principal bedroom benefiting from its own en-suite shower room. Externally, the property boasts a stylishly landscaped rear garden, off-road parking, and access to a single garage.

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 into entrance hall.

ENTRANCE HALL

Front door opens into the hallway, doors to the W.C and living areas, stairs rise to the first floor and central heating radiator.

W.C

With low flush lavatory, wash hand basin set in a vanity unit and central heating radiator.

KITCHEN DINER

16'05 x 9'05

The kitchen is fitted with a range of wood effect base and wall units with work laminate surfaces over and inset one and a half bowl composite steel sink and drainer unit.

The integrated appliances include a Zanussi double oven, four ring gas hob with extractor over, undercounter fridge and Electrolux dishwasher. This room opens into the conservatory area offering a great open plan space. The room is open to the dining area which has plenty of space for a dining table.

UTILITY ROOM

Fitted with matching units to the kitchen, there is a fitted undercounter freezer, space for tumble dryer and cupboard housing the central heating boiler. There is a door leading to the side access.

SITTING ROOM

16'06 x 10'03

A lovely light and airy room with box window to the front and patio doors to the garden. Central heating radiator.

STAIRS TO THE FIRST FLOOR

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

FIRST FLOOR LANDING

With cupboard housing the hot water tank and storage, attic hatch and central heating radiator.

BEDROOM ONE

10'08 x 9'05

A great size room with window to the side, fitted wardrobe, central heating radiator and door to the en-suite.

EN-SUITE

Newly fitted with modern suite comprising, corner shower cubicle, low flush lavatory and wash hand basin set in a vanity unit. The walls are fully tiled with spotlights to the ceiling. There is a window to the side, chrome heated towel rail and electric light up mirror.

BEDROOM TWO

10'06 x 8'06

With window to the front and side allowing in plenty of light and central heating radiator.

BEDROOM THREE

7'09 x 7'03

With window overlooking the garden and central heating radiator.

BATHROOM

A luxurious room newly fitted within the last 12 months. The suite comprised panelled bath with shower over and glass shower screen, low flush lavatory and wash hand basin set in a vanity unit. There is a window to the rear, chrome heated towel rail and electric light up mirror.

OUTSIDE

A well-presented and low-maintenance rear garden, ideal for relaxing and entertaining. The space features a generous paved patio area, perfect for outdoor dining, along with a neatly laid central lawn. There is a raised decked seating area to the rear. The garden is fully enclosed by brick walling and timber fencing, offering a good degree of privacy and security. To the side of the garden is access to the tandem driveway and single garage.

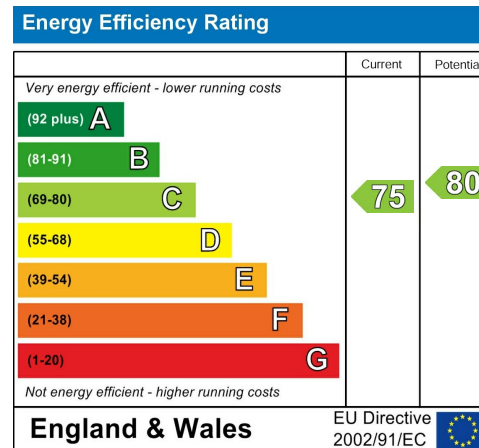
GARAGE

18'07 x 7'09

With up and over door to the front, side access door from the garden, sockets and lighting.

COUNCIL TAX

Hinckley & Bosworth - Band D







Ground Floor



1st Floor



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