



84 Heath Road,
Market Bosworth,
CV13 0NX.



£325,000

GENERAL

A stunning and well-presented two-bedroom bungalow located on Heath Road in Market Bosworth. Having been renovated and extended by the current owner this property would make a fantastic home.

The accommodation comprises an entrance hall, open-plan living kitchen overlooking the rear garden, two bedrooms and a shower room.

Outside, the property benefits from a workshop to the side, providing excellent additional storage, along with a summer house in the garden which has been converted to provide a temporary bedroom space for visiting guests.

The rear garden is a fantastic private space, offering an ideal area for sitting out and enjoying the garden.



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 BUNGALOW

The bungalow is set on one level, the accommodation is as follows - Wooden front gates lead into the carport and to the front door.

ENTRANCE HALL

Composite entrance door leads into the hallway, with wooden laminate flooring and doors off to the living accommodation.

LIVING KITCHEN

20'07 x 13'11

A fantastic open-plan kitchen and living space which has been extended by the current owner, creating a wonderful room that forms the heart of the home. The room benefits from patio doors opening onto the garden and Velux windows providing plenty of natural light.

The kitchen area is fitted with a range of white gloss wall and base units with contrasting work surfaces over, along with a central island incorporating a breakfast bar. Integrated appliances include a Belling electric range cooker with induction hob and extractor over, dishwasher and washing machine. The kitchen has been cleverly designed to provide excellent storage solutions while making the most of the available space.

BEDROOM ONE

14'00 x 9'11

With window to the front, wooden laminate flooring and central heating radiator.

BEDROOM TWO

8'10 x 6'03 approx into wardrobes

Currently being used as a dressing room. There is a window to the front, wooden laminate flooring and central heating radiator.

SHOWER ROOM

Fitted with a white suite comprising a large walk-in shower with glass screen and dual shower heads, wash hand basin set within a vanity unit and low-flush lavatory. There is a window to the side and an anthracite heated towel rail.

OUTSIDE

To the front of the property there is a large block paved driveway which can park three vehicles.

GARDEN

A lovely private garden featuring a circular lawn with gravelled borders. There is access to the side storage/workshop, while the garden is not overlooked, creating a peaceful and enjoyable outdoor space.

LOG CABIN

11'09 x 8'06

Currently being used as an occasional bedrooms space, the cabin has been insulated and has power points and lighting.

WORKSHOP / STORAGE

19'07 x 7'07

A useful wooden structure located to the side of the bungalow, currently used as a workshop and storage space. The building has doors providing access to both the front and rear, along with power points and lighting, making it a versatile and practical addition to the property.

COUNCIL TAX

Hinckley & Bosworth - Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales		EU Directive 2002/91/EC





Ground Floor

Approx. 77.9 sq. metres (838.7 sq. feet)



Total area: approx. 77.9 sq. metres (838.7 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.



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.



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