wards
Residential

12 Market Place, Market Bosworth, CV13 0LE

Offers over £470,000

Freehold.

NO CHAIN. A rare opportunity to acquire an attractive, double fronted retail unit, with interconnecting three bedroom house to the rear and upper floors in the idyllic Market Place, in the heart of the historic town of Market Bosworth. Grade II listed with attractive period features throughout including timber beams and solid wood doors. The recently refurbished accommodation briefly comprises: Ground Floor: three rooms comprising the Retail Areas, Hallway, Cloakroom, Sitting/Dining Room and Kitchen. First Floor: two Bedrooms and Bathroom. Second Floor: Bedroom with Dressing Area. To the rear, there are charming and extensive rear gardens with outbuildings and on street car parking to the front elevation. Gas fired central heating and two separate electricity meters for the commercial and residential elements. Viewing recommended.

Retail Areas

Comprising three rooms including rear room which was previously a Living Room and could be reincorporated to the residential accommodation (subject to planning permission). Timber single glazed display windows to the front and timber sash window to the rear.

Hallway

Tiled floor, attractive timber back door and Cloakroom with access to the Cellar.

Sitting/Dining Room

2.89 x 3.95 Metres

With laminate flooring and wood panelling to half height. Dual aspect with timber windows to the side and rear elevation.

Kitchen

4.17 x 2.06 Metres

Fitted with an attractive range of farmhouse style base and wall units with granite effect working surfaces over and ceramic sink and drainer. Freestanding cooker with extractor fan over. Plumbing for a washing machine and slot for a dishwasher. Tiled splashbacks and floor, ceiling spotlights and timber window to the side elevation.

Bedroom 1

4.59 x 3.27 Metres

With solid oak flooring and timber sash window with secondary double glazing to the front elevation.

Bedroom 2

4.62 x 2.57 Metres

With solid oak flooring and timber sash window with secondary double glazing to the front elevation.

Bathroom

2.62 x 2.77 Metres

Fitted with a three piece white suite comprising wash hand basin over vanity unit, low flush WC and bath with electric shower over. Wall tiling to half height and tiled flooring. Heated towel rail, radiator and timber window to the rear elevation.

Bedroom 3

4.62 x 5.89 Metres

Attractive bedroom suite with solid oak flooring and separate Dressing Area/Study. Timber window to the side elevation and skylight to the Dressing Area.

Outside

The extensive rear gardens are a superb feature of the property, boasting a length of over 100 feet. Adjacent to the dwelling is a stoned, courtyard style patio area. There are two outbuildings, accessed from a paved path, both with power, lighting, timber windows and concrete floors. Additionally there is an external WC adjacent to the detached outbuilding.

Further down the plot, there is a greenhouse and attractive lawned areas either sized of a paved path. At the end of the plot, there is a further stoned area and two timber sheds. Throughout the garden there are attractive shrubbery borders.

Location

The subject property is situated in the Market Place, in the centre of Market Bosworth, which is a conservation area. There is on-street public car parking in Market Place, with a further public car park nearby.

Market Bosworth is a historic town of considerable charm and character situated 13 miles to the west of Leicester and 7 miles north west of Hinckley lying at the heart of an area of particularly attractive countryside. The town, which is synonymous with the Battle of Bosworth, is traversed east to west by the B585 which crosses the A447 Hinckley to Coalville road approximately 1 mile to the east. Market Bosworth is an important rural service centre as well as being a tourist centre and a popular residential location.

EPC Rating - C(64)

Council Tax Band - C

Call 01455 251771 to make an appointment to view this property

BASEMENT
116 sq.ft. (10.8 sq.m.) approx.

GROUND FLOOR
1063 sq.ft. (98.7 sq.m.) approx.

1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.

2ND FLOOR
290 sq.ft. (26.9 sq.m.) approx.

TOTAL FLOOR AREA : 1973 sq.ft. (183.3 sq.m.) approx.

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.
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Residential

20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk

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