2, Market Mews, Market Bosworth, Warwickshire, CV13 0GZ

HOWKINS & HARRISON

2, Market Mews,
Market Bosworth,
Warwickshire, CV13 0GZ

Asking Price: £749,500

A beautifully presented and generously proportioned five-bedroom detached home, situated within the highly regarded Market Mews development, just a short walk from the centre of Market Bosworth.

Offering approximately 2,787 sq ft of well-planned accommodation with high end fitments arranged over three floors, the property provides versatile family living with a generous open-plan kitchen/dining room, a separate living room and a dedicated home office. Of the five bedrooms, three benefit from en-suite shower or bathrooms, arranged across the first and second floors.

Outside, the property enjoys a private rear garden and patio, while a double garage and driveway parking complete this impressive and well-located home.

Location

2 Market Mews is situated within the heart of the highly regarded historic town of Market Bosworth, renowned for its attractive market square, period architecture and strong sense of community. The town offers a good range of independent shops, cafés, public houses and everyday amenities, along with well-regarded schooling and recreational facilities. A wide variety of clubs and societies cater for all ages and interests, complemented by sports facilities including a leisure centre with gym and swimming pool, together with cricket, tennis and football clubs. Market Bosworth Country Park lies close by, providing extensive open green space, walking routes and outdoor pursuits. The location is particularly well placed for commuters, with convenient access to the A447, A444 and A5, linking to the M42, M69 and the wider motorway network.

Travel Distances
Hinckley – approx. 7 miles
Atherstone – approx. 7 miles
Nuneaton – approx. 9 miles
Leicester – approx. 14 miles
East Midlands Airport – approx. 21 miles
Birmingham – approx. 24 miles

Accommodation Details – Ground Floor

The front door opens into a welcoming hallway, providing access to the principal ground floor rooms, a ground floor WC, and the staircase rising to the upper floors. To the front of the property is the living room, a well-proportioned reception space centred around a contemporary fireplace and featuring double opening doors leading directly into the family area of the kitchen/dining room. From the hallway, the heart of the home is the open-plan kitchen/dining/family room, offering generous space for both everyday living and entertaining. The kitchen is fitted with an extensive range of high-quality cabinets, complemented by a central island and a full range of integrated appliances, all finished with matching granite work surfaces. Rooflight skylights provide additional natural light, while doors open directly out to the rear garden and patio. A useful utility room adjoins the kitchen, providing further storage. Also located on the ground floor is a dedicated office, ideally suited for home working or study. The ground floor is finished with attractive Amtico flooring throughout.

Upper Floors

The staircase rises to the first floor landing, which gives access to three bedrooms. Bedroom one is a generous double room, featuring a range of fitted wardrobes and benefiting from its own en-suite shower room. Bedrooms two and three both also benefit from fitted wardrobes, with bedroom two enjoying the additional advantage of its own en-suite facilities.

Continuing to the second floor, the landing with rooflight windows and large eaves storage gives access to the fully re-furbished family bathroom, also with eaves storage. Both bedrooms four & five. Bedroom four is also fitted with a good range of built-in wardrobes, whilst bedroom five boasts useful built in eaves storage to the front and back.

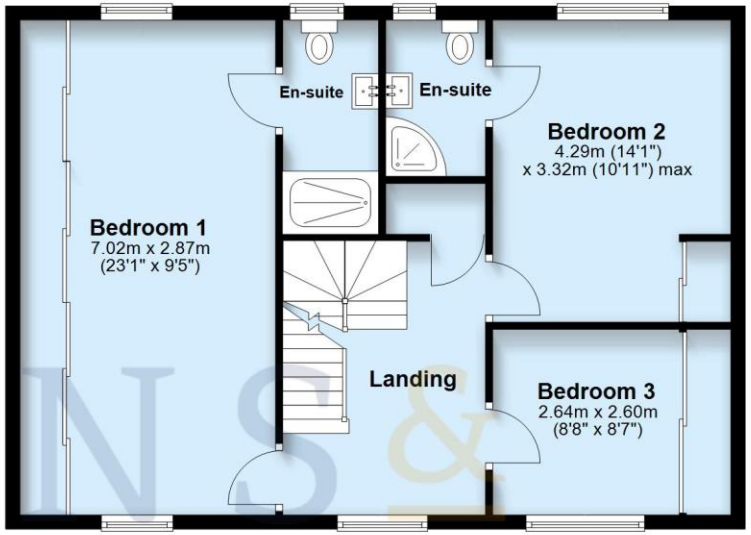
Features

- Impressive three-storey detached family home
- Large open-plan kitchen and dining space
- Separate living room with contemporary fireplace
- Ground floor office ideal for home working
- Five bedrooms arranged over two upper floors
- Three bedrooms with modern en-suite facilities
- High end quality fitments throughout
- Private rear garden with paved patio area
- Double garage and driveway parking
- Much sought after residential location

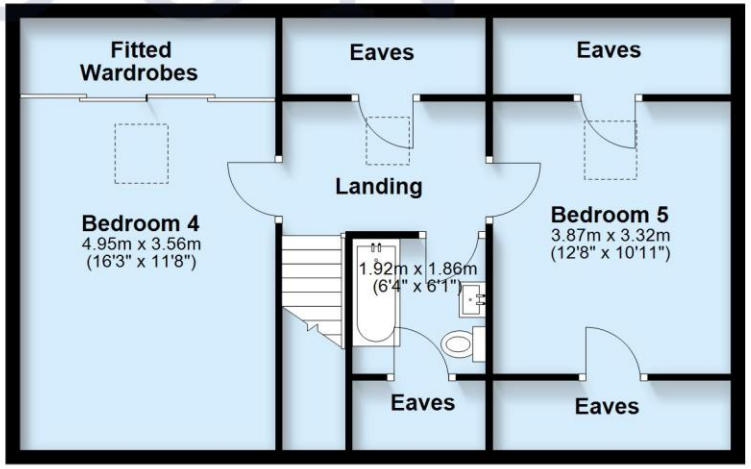
COSY UP

Ground Floor
Approx. 128.5 sq. metres (1383.3 sq. feet)

First Floor
Approx. 69.7 sq. metres (750.0 sq. feet)



Second Floor
Approx. 60.8 sq. metres (653.9 sq. feet)



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Total area: approx. 258.9 sq. metres (2787.2 sq. feet)

Outside, Gardens and Grounds

Outside, the property enjoys an enclosed rear walled garden, offering a high degree of privacy. A paved patio area sits directly to the rear of the house, providing an ideal space for outdoor seating and entertaining, with the remainder of the garden laid out for ease of maintenance. There is a double garage, positioned at the end of the driveway.

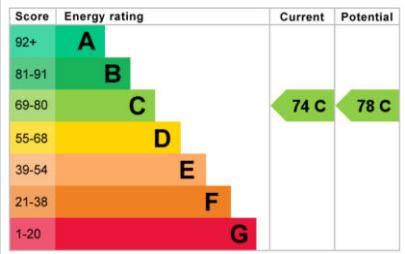
Viewing Arrangements
Strictly by prior appointment via the agents Howkins & Harrison on Tel:01827-718021 Option 1

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and high speed broadband is connected to the property.

Local Authority
North Warwickshire Borough Council - Tel:01827-715341

Council Tax
Band-



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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