



19 St Catherines Avenue,  
Market Bosworth,  
, CV13 0LX





£435,000

#### GENERAL

A delightful bungalow located in a prime cul de sac within walking distance of central Market Bosworth. The bungalow has been upgraded with considerable style in recent years and the accommodation briefly includes a wonderful open plan living kitchen, a sitting room, three double bedrooms including an en-suite to the master bedroom and a wet room. Outside, there is plenty of off street parking and a single garage. The garden to the rear is very private as it backs onto a spinney.

The property is being sold with no upward chain.



## 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. There is a thriving community with a variety of sports clubs including rugby, football and bowls.

## THE BUNGALOW

The accommodation is arranged as follows. Front door opening into entrance porch.

## ENTRANCE PORCH

Door to inner hall.

## INNER HALL

Central heating radiator. Cupboard housing the "Ideal" boiler.

## SITTING ROOM

15'9" x 12'

With a wood effect laminate finish to the floor, electric fire, central heating radiator and door to kitchen.

## LIVING KITCHEN

23'9" x 11'3"

The kitchen area is fitted with a fashionable range of base and wall cabinets with polished quartz work surface and upstands. Integrated appliances include a "Neff" induction hob with extractor over, a double oven, "Neff" dishwasher and washing machine. There is a good sized dining area with doors to the garden and side passage. Space for an American style fridge. Wood effect finish to floor.

## BEDROOM ONE

14'7" x 11'

Overlooking the garden. There is a bank of fitted wardrobes with matching knee hole dressing table. Central heating radiator.

## EN-SUITE

Corner shower enclosure with rainfall and hand held shower attachment, wash hand basin set in vanity unit with tiling to the floor and walls. Central heating radiator.

## BEDROOM TWO

11'7" x 9'6"

Overlooking the garden. Fitted wardrobes and dressing table. Central heating radiator.

## BEDROOM THREE

11'1" x 8'8"

Bank of fitted wardrobes. Central heating radiator.

## WET ROOM

There is a shower area with rainfall and hand held shower attachment, wash hand basin set in vanity unit, low flush lavatory. Chrome ladder style towel rail.

## OUTSIDE

To the front of the bungalow there is a good sized block paved parking area leading to the garage. Gated side access leads to the rear garden.

## SINGLE GARAGE

With an electric roller shutter door.

## THE GARDEN

The main garden is to the rear. It is lawned with pretty flower and herbaceous borders and there is a large patio area to one side. The garden backs onto a spinney.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Ground Floor



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