
31 Heath Road,
Market Bosworth,
CV13 0NT.

£370,000

GENERAL

Offered to the market for the first time in over 50 years, this three-bedroom detached home presents an exciting opportunity for buyers seeking a property with excellent potential for modernisation and future development, subject to the necessary planning consents.

Ideally situated within walking distance of the centre of Market Bosworth, the property enjoys convenient access to a range of local amenities, highly regarded schools and everyday facilities.

The accommodation briefly comprises a spacious sitting room, separate dining room, kitchen and a versatile home office on the ground floor. To the first floor are three bedrooms, two of which are generous doubles, together with a family bathroom.

Externally, the property benefits from off-street parking, a garage and an enclosed rear garden, offering ample outdoor space and further scope to enhance or extend the property, subject to the necessary permissions. Also both the pitched and flat roof have been entirely re-felted in the past few years.







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 opens into the entrance porch.

ENTRANCE PORCH
With door into the sitting room, cupboard housing the meters and fuse board.

SITTING ROOM
19'11 max x 13'01 max
A delightfully spacious reception room with stairs rising to the first floor and a large window to the front elevation allowing plenty of natural light. The room features a central heating radiator and an opening through to the dining room. The focal point is a gas fire set within an attractive brick surround.

DINING ROOM
14'10 x 8'04
Benefitting from the additional space provided by the side extension, this versatile room has doors leading to both the kitchen and conservatory. A sliding door provides access to the home office, making it an ideal space for family living and entertaining.

HOME OFFICE
12'07 x 5'07
A useful additional space, with window to the front and central heating radiator.

KITCHEN
11'08 x 8'04
Enjoying views over the garden, the kitchen is fitted with a comprehensive range of wood-effect wall and base units with laminate work surfaces over, incorporating an inset sink and drainer. Integrated appliances include a single electric oven and four-ring gas hob with extractor hood above, while there is also plumbing for a washing machine and space for an undercounter fridge/freezer. A useful pantry cupboard provides additional storage, and a door gives access to the side of the property.

CONSERVATORY
11'11 x 10'11
Enjoying views over the garden, the conservatory is a bright and versatile space featuring a roof lantern that floods the room with natural light. Patio doors open directly onto the garden, while electric sockets and a central heating radiator allow the room to be used comfortably throughout the year.

STAIRS TO THE FIRST FLOOR
Stairs rise from the sitting room up to the first floor landing.

FIRST FLOOR LANDING
With doors off to the bedrooms and bathroom. There is a cupboard housing the central heating boiler (installed in 2025), window to the side and attic hatch.

BEDROOM ONE
13'04 x 10'09
With window to the front, a great selection of fitted wardrobes and central heating radiator.

BEDROOM TWO
11'05 x 9'02
With window to the rear, a great selection of fitted wardrobes and central heating radiator.

BATHROOM
Fitted with a three-piece suite comprising a corner bath with shower over, wash hand basin and low flush lavatory set within a vanity unit providing useful additional storage. Two windows allow plenty of natural light to fill the room, and there is a central heating radiator and electric shaver socket.

BEDROOM THREE
7'06 x 6'01
With window to the front and central heating radiator.

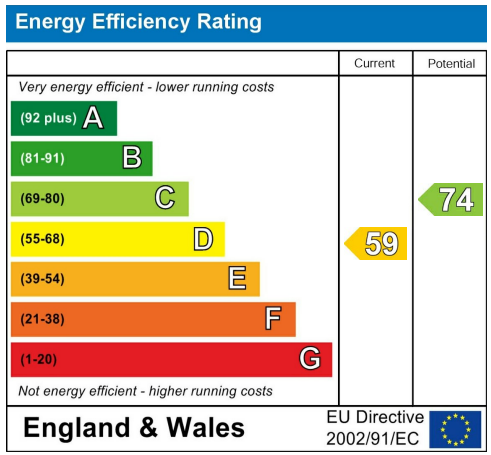
OUTSIDE
To the front of the property, a driveway provides off-road parking and leads to the single garage. The remainder of the frontage is mainly laid to lawn and is complemented by mature trees giving a degree of privacy.

GARDEN
The property enjoys a generous rear garden which offers a good degree of privacy and is not overlooked. The garden is predominantly paved with a variety of planted beds and borders. The garden space is currently somewhat overgrown and would benefit from some attention

GARAGE
14'10 x 7'11
With up and over door to the front and side access door. There is power and lighting.

COUNCIL TAX
Hinckley & Bosworth - Band D

IMPORTANT INFORMATION
PROBATE HAS NOW BEEN GRANTED AS AT 7/7/26









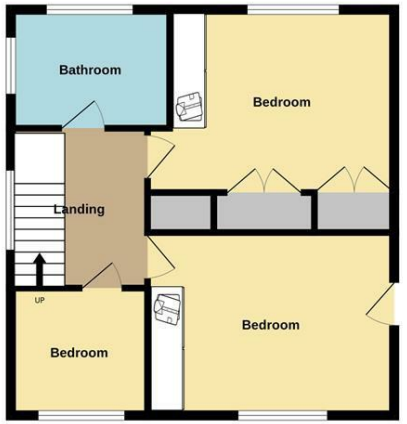




Ground Floor



1st Floor



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FOX

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