

Alexanders
MarketMakers.

Station Road
Desford

- Offered with no onward chain
- Detached three bedroom bungalow
- Elevated 0.75-acre plot
- Significant scope for enhancement
- Peaceful setting with countryside views
- Open dining kitchen with central island
- Impressive snooker hall and bar
- Two bedrooms with en suite
- Two detached garages and car port
- EPC Rating C / Council Tax Band G / Freehold

Alexanders are delighted to present to the market this substantial detached bungalow, offering versatile accommodation extending to approximately 3,521 square feet. Occupying an exceptional elevated plot of approximately 0.75 acres on the rural outskirts of Desford, the property enjoys a peaceful setting with far-reaching countryside views. A standout feature is the inclusion of a detached double garage, a single garage with adjoining car port, which provide exceptional storage, workshop space or potential for a variety of alternative uses, subject to the necessary consents. Presenting an outstanding opportunity for buyers seeking a home with significant scope for enhancement and modernisation, the property offers immense potential both inside and out.

The well-planned interior has been thoughtfully designed to provide an excellent balance of reception and living space, lending itself equally well to family life and entertaining. Filled with natural light throughout, the accommodation offers exciting potential to create a truly exceptional home tailored to individual requirements.

Approached via automated wrought iron gates, the property is set within beautifully mature gardens that afford an exceptional degree of privacy, complemented by extensive driveway parking and the impressive detached garaging. Combined with its idyllic setting and excellent transport connections to Leicester, Birmingham and the wider motorway network, this is a rare opportunity to acquire a substantial home in one of west Leicestershire's most desirable village locations.













Accommodation:

An internal porch provides access to the central hallway, which spans the depth of the property. The well-proportioned accommodation begins with an impressive entertainment suite incorporating a bespoke snooker hall and bar area, ideal for hosting family and friends. A separate, generously sized sitting room enjoys an abundance of natural light and attractive views across the surrounding countryside, while the spacious kitchen/breakfast room features a sociable central island and overlooks the rear gardens. A generous study enjoys a pleasant outlook over the gardens, creating an ideal home office or reading room.

The bedroom accommodation comprises three well-proportioned double bedrooms, two of which benefit from en suite shower rooms, while the third is served by the family bathroom. A guest cloakroom completes the accommodation.

Gardens and land:

Occupying an elevated position and set well back from the road, the property is approached via automated wrought iron entrance gates opening onto a sweeping driveway, which extends to both the front and rear of the bungalow. Enclosed by mature hedgerows, the grounds enjoy an exceptional degree of privacy while providing extensive hardstanding for the parking and manoeuvring of numerous vehicles.

Further enhancing the property's appeal are two detached double garages, one of which incorporates a gardener's WC. The gardens are predominantly laid to lawn and interspersed with an attractive selection of mature trees and established shrubs, creating a peaceful setting from which to enjoy the property's open countryside views.

Location:

This impressive property is situated on the sought-after Station Road, on the rural outskirts of the popular village of Desford, offering an excellent balance of village living and commuter convenience. Desford benefits from excellent transport links, with easy access to the M1, M69 and M42 motorway network, providing straightforward routes to Leicester, Birmingham and beyond.

The village is well served by reputable local schooling, including Desford Community Primary School, with secondary education available at the highly regarded Bosworth Academy. A range of everyday amenities can be found within the village, including local shops, cafés, a medical centre, pubs and community facilities, making Desford a practical and well-connected place to live.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band G.

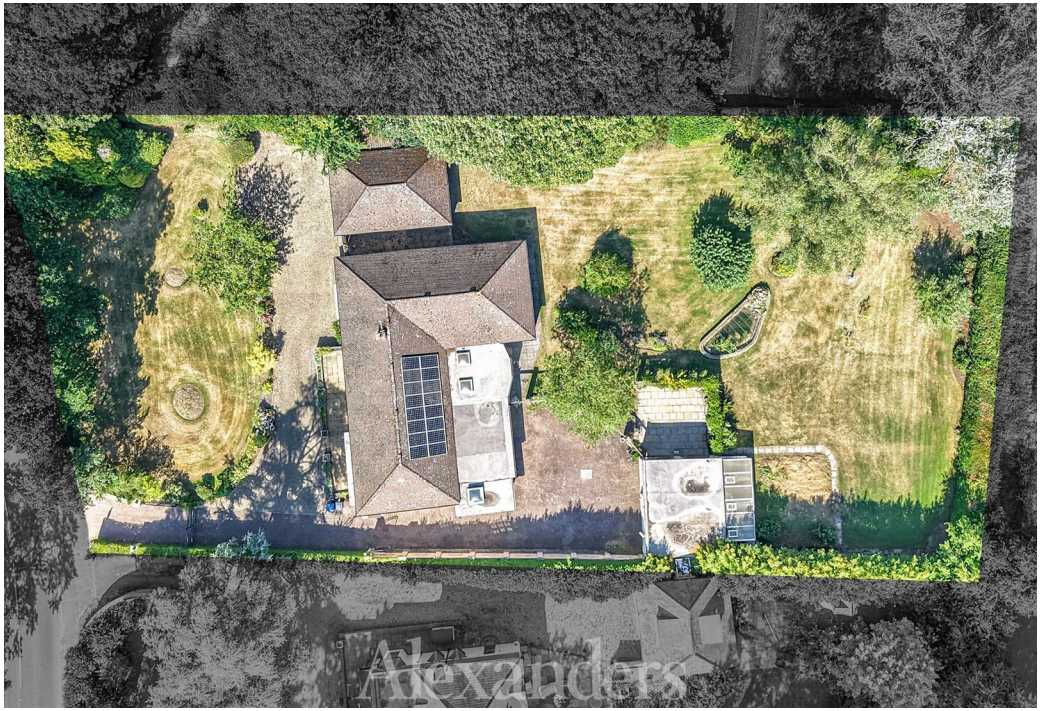
Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.


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Services:
The property is connected to mains gas, electricity, water, and drainage.

The property benefits from solar panels.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

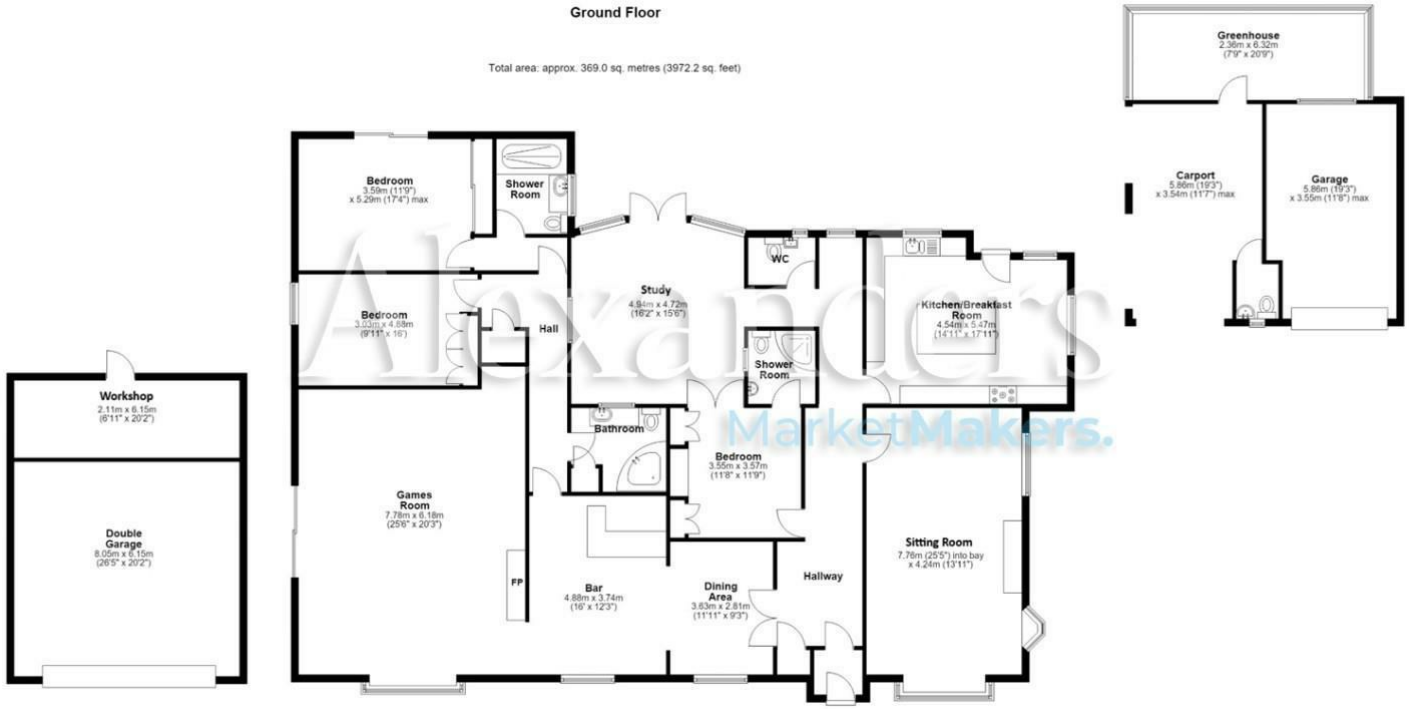
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

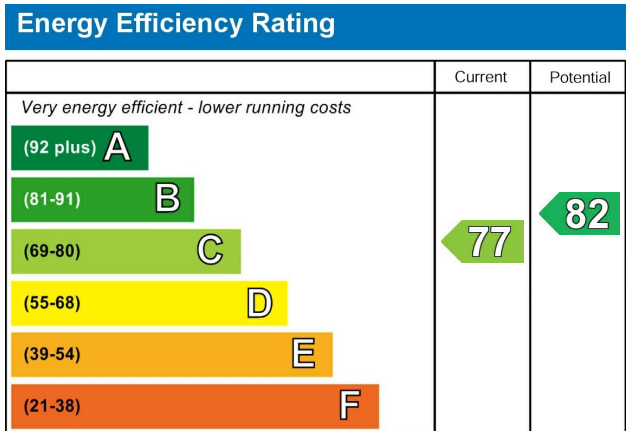
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.









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