

**To arrange a viewing contact us
today on 01268 777400**



Bosworth, Eastwood Guide price £400,000

Guide Price: £400,000 – £435,000 - Beautifully arranged over two floors, this spacious and versatile home offers well-balanced accommodation ideal for family life. With two bathrooms, multiple reception areas, and a flexible ground floor layout, it caters perfectly to modern living, whether for a growing family, remote working, or multi-generational use. The private rear garden further enhances the home's appeal, providing a peaceful setting for relaxation and entertaining alike.

Situated in a highly sought-after residential location, the property combines everyday convenience with a sense of calm. Excellent local amenities, respected schools, and reliable transport links are all within easy reach, while nearby green spaces offer a welcome escape from the bustle of daily life.

Room Measurements

L-Shaped Lounge/Diner: 26'3" max x 16'2" max

Kitchen: 10'3" x 7'7"

Office/Bedroom Four: 7'8" x 7'7"

Bathroom: 7'7" x 5'6"

Bedroom One: 10'1" max x 14'6" max

Bedroom Two: 10'9" x 8'1"

Bedroom Three: 6'9" x 8'9"

Bathroom: 4'9" x 4'1"

Accommodation

Ground Floor

A welcoming entrance hall gives access to the main living spaces and stairs to the first floor. The spacious L-shaped lounge/diner spans the depth of the home, creating a bright and sociable environment perfect for family time or entertaining guests. The adjoining fitted kitchen offers a practical layout with a range of units and integrated appliances. Completing the ground floor is a versatile room, ideal as a home office, study, or fourth bedroom, along with a conveniently placed bathroom.

First Floor

Upstairs, there are three well-proportioned bedrooms, two of which benefit from excellent eaves storage, keeping the living areas neat and uncluttered. A second bathroom serves this level, adding to the comfort and practicality of family life.

Exterior

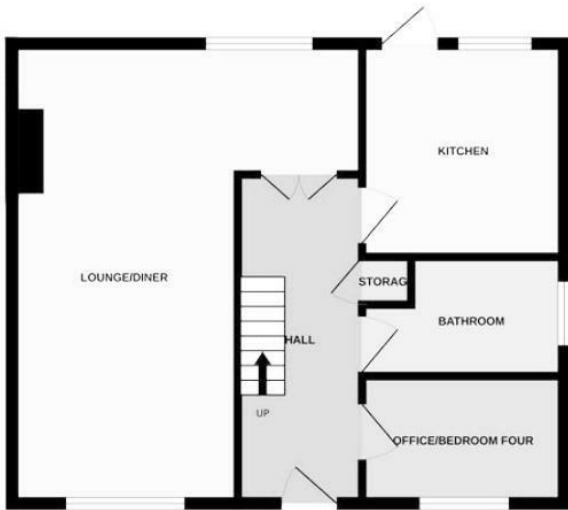
The rear garden begins with a paved patio area ideal for al fresco dining, leading down to a neatly kept lawn with a further seating area and a useful storage shed. The front of the property is attractively paved, offering off-street parking and steps up to the entrance, giving the home an inviting kerb appeal.

Location

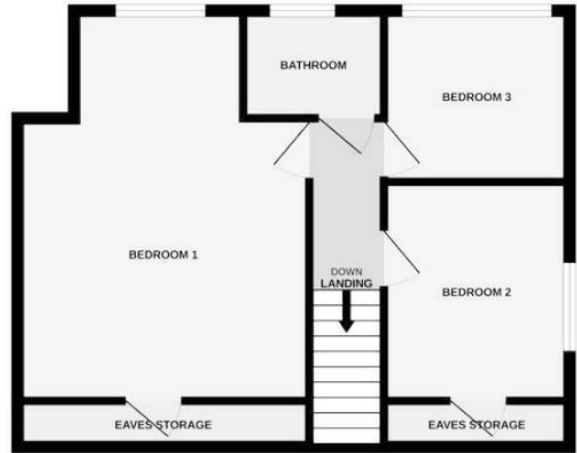
Perfectly positioned within catchment for Edwards Hall Primary School and The Eastwood Academy, this home is a fantastic choice for families. It offers easy access to

the A127, convenient bus connections, and is within walking distance of Edwards Hall Park, ideal for outdoor leisure and recreation.

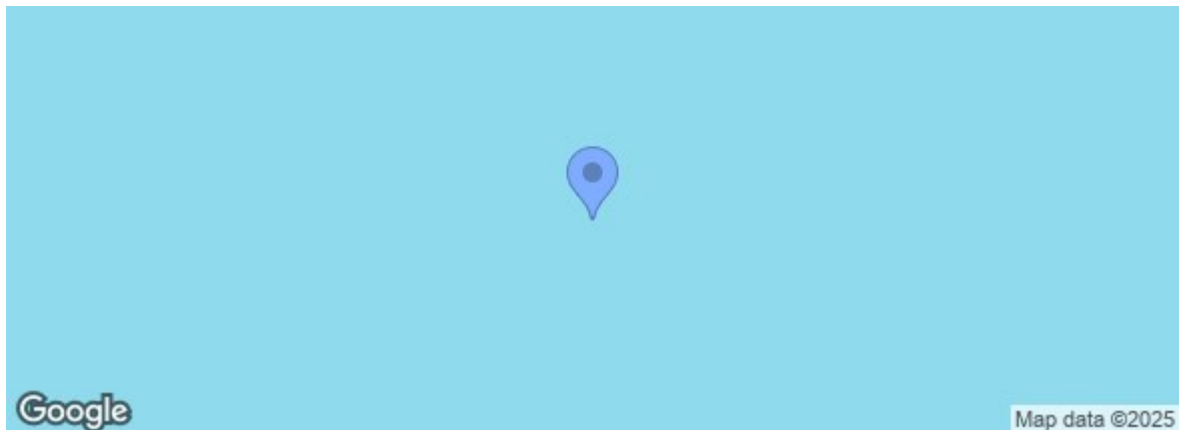
GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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