

Flat 6, Desford Grange,
Grange Court,
Desford,
LE9 9QY

LOCATION

Desford is a thriving village with a wide range of facilities including Bosworth Academy, rated as outstanding by Ofsted, a primary school, Nursery, doctors' surgery, dentist and various sports clubs. Desford is on a regular bus route to Leicester and there is excellent access to the motorway network via the M1 and M69. The historic town of Market Bosworth lies to the west and is home to the Dixie Grammar School.

THE APARTMENT

A door operated by an intercom opens into the communal hall, with secure post box's.

COMMUNAL HALL

An elegant area with period staircase rising to a large landing off which the apartment is located.

ENTRANCE HALL

Door into the entrance hall, understairs storage cupboard and stairs rising to the first floor.







BEDROOM THREE
12'03 x 10'11
With duel aspect window letting in plenty of light, there is a useful inbuilt storage cupboard and electric storage heater.

STAIRS TO THE FIRST FLOOR
An internal staircase leads up to the living accommodation.

SITTING ROOM
13'11 x 12'08
An elegant room the focal point of which is the fireplace with coal effect gas fire, the room is flooded with light as there are duel aspect windows and storage heater.

BREAKFAST KITCHEN
15'08 max 12'08 min x 133'08
The kitchen is fitted with a comprehensive range of wood base and wall units with laminate work surfaces over, 1 1/2 bowl sink with drainer, range cooker with extractor over and integrated fridge, freezer, dishwasher and washing machine. There is a window to the rear overlooking peaceful garden and lake of a neighbouring property.

BEDROOM ONE
17'02 x 8'11
A good size double bedroom with a range of fitted wardrobes, window to the side, door to the bathroom and electric storage heater.

BEDROOM TWO
9'08 x 9'06
With window to the rear and electric storage heater.

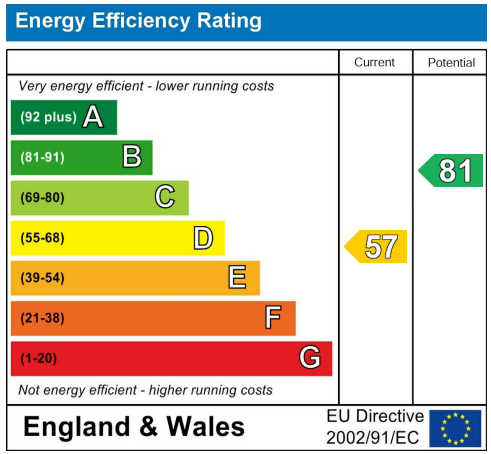
BATHROOM
The bathroom is fitted with a large corner bath with shower over, wash hand basin set in a vanity unit, low flush lavatory and bidet.

OUTSIDE
There is gated access to the side of the property providing access to the rear courtyard which is block paved for parking and gives access to the SINGLE GARAGE. The garage has an up and over door to the front with storage in the eaves. There is a shared basement storage area.

LEASEHOLD
We understand that the property is owned leasehold and has 90 years remaining. The property is looked after by a management company and we understand that, as at July 2025 the service charge is running at approximately £1,200.00 per annum which includes ground rent and buildings insurance. The Owner (leaseholder) of the apartment becomes an equal shareholder in the Desford Grange Management company which owns the freehold. The management company advised this price is set for the next 12 months. All this information should be checked by the purchaser's solicitors before contracts are exchanged.

COUNCIL TAX
Hinckley & Bosworth - Band D















Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

The Property Ombudsman

Important Notice: Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

FOX

5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF
Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS
Sales: **0116 2796543**

foxcountryproperties.co.uk