



44 Main Street,
Barton in the Beans,
, CV13 0DJ





£470,000

GENERAL

An impressive family house in prime village location with wonderful country views. The house has been much improved over recent years and the accommodation briefly includes a magnificent extended living kitchen overlooking the garden, a large sitting room which opens directly into the dining room, creating a superb open plan living space. On the first floor, there are four bedrooms and a family bathroom. Unusually there are two connecting single garages, perfect for a car enthusiast or with potential to convert for another use such as a home office. To the rear of the house is a landscaped garden with large deck.

LOCATION

Barton in the Beans is located approximately three miles North of Market Bosworth. It lies in some of West Leicestershire's prettiest countryside with some lovely walks from the village towards Congerstone and Shackerstone. The village has a rich history. In the 18th century, it was an important centre for the Baptist Church and the Minister of Barton was the notable clock maker, Samuel Deacon (1746-1816). Market Bosworth is, without doubt, one of the most highly regarded and exclusive towns in West Leicestershire with some lovely shops and restaurants overlooking the historic market place and a fantastic range of sporting facilities including bowls, rugby and tennis club. On the edge of the town, there is a Marina and water park. Market Bosworth is also home to the highly regarded Dixie Grammar School and the High School has recently been rated "outstanding" by Ofsted.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.



RECEPTION HALL

With wood effect floor, understairs storage area, balustrade staircase rising to first floor.

CLOAKROOM

Low flush lavatory, wash hand basin set on vanity unit. Central heating radiator.

SITTING ROOM

15'5" x 15'2"

A beautifully proportioned room with wood effect floor, central heating radiator. Opening directly into the dining room

DINING ROOM

15'1" x 8'7"

French doors opening to garden, door to kitchen and central heating radiator.

LIVING KITCHEN

18'10" x 12'9"

There is a contemporary full height extension with roof lights which floods the area with light. The kitchen area is fitted with a comprehensive range of base and wall units with heavy hardwood work surfaces. There is a Range style cooker with five ring hob, two ovens and grill with extractor in canopy over, an inset one and a half bowl porcelain sink unit and dishwasher. Two contemporary vertical radiators. Door to the garage.

UTILITY CUPBOARD

Plumbing for washing machine and space for tumble drier

ON THE FIRST FLOOR

Stairs rise from the reception hall to a large landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms.

BEDROOM ONE

12' x 10'

A delightful room with bank of fitted wardrobes with sliding doors including hanging and shelving space. Central heating radiator.

BEDROOM TWO

10'10" x 8'8" max

Overlooking garden. Central heating radiator.

BEDROOM THREE

10'9" x 10'

A good sized double bedroom with high level storage cupboard. Central heating radiator. (measurement includes raised area over stairs).

BEDROOM FOUR

9'9" x 8'7"

Overlooking garden. Fitted cupboard. Central heating radiator.

BATHROOM

Suite comprising a panelled bath with rainfall and hand held shower attachments, wash hand basin and low flush lavatory. Tiling to the floor and walls. Chrome ladder style towel rail.

OUTSIDE

To the front of the house there is a pretty lawned garden with block paved drive leading to the garage.

GARAGE

17'2" x 9'5"

Double doors and unusually gives access to a second garage (20'1" x 9'3") which would be a fantastic work shop or indeed space for another car.

THE MAIN GARDEN

The main garden is principally lawned with an impressive raised deck with a brick built barbeque making this an ideal space for entertaining. A garden shed is included in the sale.

COUNCIL TAX

Hinckley & Bosworth Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







Ground Floor



1st Floor



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