



27 Barton Road,
Market Bosworth,
Nuneaton, CV13 0LQ





£1,250,000

GENERAL

An impressive family house in prestigious Market Bosworth location with beautiful country views. 27 Barton Road is a superb property which has been substantially extended and significantly improved by the present owners. The accommodation, which is well thought out and, following the current owners' upgrades, flows really well. The accommodation briefly includes a sensational living kitchen with bi-folds opening into the garden, an elegant sitting room and dining room. On the first floor there are four double bedrooms, three of which have en-suites and family bathroom. Accessed off the reception hall there is also a one bedroom, self contained annexe, used by the current owners as a home office but is perfect for a dependant relative. It should also be noted that all the principal rooms open onto the terrace, making this a superb house for entertaining.



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 three floors as follows. Front door opening into reception hall.

RECEPTION HALL

A magnificent introduction to the house. There is an oak boarded floor and glass balustrade staircase rising to the first floor. Double doors opening into the principal reception rooms.

SITTING ROOM

17'7" x 15'

An elegant room, the focal point of which is the magnificent stone open fire place. There is coving to the ceiling and bi fold doors opening onto the terrace. Central heating radiator.

DINING ROOM

18'4" x 15'2" red to 9'9"

A delightful room with timber boarded floor and bi fold doors opening onto the terrace. Central heating radiator.

LIVING KITCHEN

31'3" x 15'

Double doors to the reception hall. The kitchen was re fitted in ??? year with a stylish range of base and wall cabinets with polished quartz work surfaces and lots of storage in soft closing cupboards and drawers. Integrated appliances include two "Smeg" double ovens and a dishwasher. There is an island unit with breakfast bar and "Smeg" induction hob with integrated extractor fan. Vertical radiator and inset ceiling spotlights.

In the living area, there is a vertical radiator, a contemporary gas fire with timber mantle and bi fold doors opening onto the terrace.

ON THE FIRST FLOOR

The glass balustrade staircase rises to the galleried landing.

GALLERIED LANDING

Opening off the landing are doors to the bedrooms and bathroom.

MASTER BEDROOM

17'7" x 15'

A lovely room which overlooks the garden and countryside beyond. There is a generous range of fitted furniture including a bank of wardrobes and knee-hole dressing table. There are two central heating radiators and door to the en-suite.

EN-SUITE

A luxurious en-suite. There is a contemporary bath with waterfall tap and hand held shower fixture, walk in shower enclosure with rainfall and hand held shower attachments, a dual wash hand basin set in vanity unit with back-lit mirror behind. Low flush lavatory and chrome ladder style towel rail.

BEDROOM TWO

18'10" x 10'10" red to 10'

A good sized double bedroom which overlooks the garden. Central heating radiator.

EN-SUITE

Double sized shower enclosure, low flush lavatory, wash hand basin, chrome ladder style towel rail.

BEDROOM THREE

17'2" x 15' max

A good sized double bedroom that overlooks the front garden. There is an en-suite with shower enclosure, floating wash hand basin, low flush lavatory, ladder style towel rail.

BEDROOM FOUR

15' x 13'

Overlooking the garden and views beyond. Central heating radiator.

LAUNDRY ROOM

9'2" x 6'10"

Counter top beneath which there is plumbing for a washing machine.

BATHROOM

Suite comprising a contemporary bath with hand held shower

attachment, wash hand basin set in vanity unit with backlit mirror behind, walk in shower enclosure and chrome ladder style towel rail.

ANNEXE

The annexe is accessed via a flight of stairs from the reception hall but also has its own front door. The present owner used the annexe as a home office but it would work really well as self contained accommodation.



ANNEXE LIVING ROOM

19'5" x 16'10"

A large open plan living space. There is a fitted kitchen and spiral staircase to the En Suite Bedroom. (First measurement reduces to 16'2")

ANNEXE BEDROOM

11'10" x 11'

A good sized double bedroom. Central heating radiator.

ANNEXE EN SUITE

Suite comprising corner bath with shower over and screen, wash hand basin and low flush lavatory.

OUTSIDE

The house is set well back from the road. Wrought iron gates open onto a block paved parking area where there is a GARAGE BLOCK There are some lovely mature trees and steps up to the front door.

GARAGE BLOCK

The timber garage is currently used as a gym and store.

Garage/ Gymn 16'6" x 14'9"

Garage/store 14'9" x 9'8"

THE MAIN GARDEN

Immediately adjoining the rear of the house, there is a large terrace, perfect for outdoor dining and entertaining with steps up to the main lawn. There is a further little terrace from which the views over Silk Hill can be enjoyed. There is also a summer house included in the sale.

COUNCIL TAX BAND

Hinckley and Bosworth Tax Rating G.























Ground Floor



1st Floor



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