4 Newbold Road, Barlestone, Nuneaton, CV13 0DZ



ATTA Constan

Moda

# £350,000

#### GENERAL

Welcomed to the market for the first time in circa 30 years, this four bedroom semi-detached cottage located in the centre of Barlestone village. The oldest part of the cottage is dated back to the late 1800's and it has been extended several times over the years by the current owner's. The accommodation offers plenty of space and comprises on the ground floor - two sitting rooms, kitchen / diner, utility room and cloakroom. On the first floor there are four good size bedrooms the master bedroom benefitting from ensuite shower room and family bathroom. Outside there is a driveway, large integral garage and pretty rear garden. The house does require some internal modernisation.

#### LOCATION

Barlestone is a vibrant village community. There is a primary school several shops, doctors, dentist and pubs n the village itself. The historic town of Market Bosworth is a few miles to the West. In Market Bosworth there are an extensive range of amenities including restaurants, shops, sports clubs and also some fantastic walks over the country park and historic battlefield. Barlestone is within easy reach of Leicester by car and Junctions 22/21A and 21 on the M1.

#### THE HOUSE

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







# ENTRANCE HALL

Opening off which is the sitting room.

## SITTING ROOM

16'00 x 12'09

A spacious room with beam to the ceiling, window to the front, open fireplace. Central heating radiator.

## LOUNGE

#### 15'11 max 11'04 min x 12'08

A lovely room with beam to the ceiling, patio doors over looking the garden, inglenook fireplace with original beam over and housing a wood burning stove. There is access to the inner hallway and understairs storage cupboard. Central heating radiator.

### KITCHEN / DINER

16'11 max x 14'06 max

A superb room offering plenty of space. The kitchen area is fitted with a comprehensive range of solid rustic oak base and wall units with composite quartz tops over. Integrated appliances include a Neff five ring gas hob with Elica extractor over, two Neff electric ovens, fridge and dishwasher. There is a tile finish to the floor, under counter lighting and patio doors to the garden. From the kitchen there is also access to the utility room, cloakroom, back door and garage.

## UTILITY ROOM

From the kitchen, wall and base units, window to the rear, central heating radiator.

## CLOAKROOM

With vanity unit including low flush lavatory and wash hand basin, large electric LED mirror above. Chrome effect ladder style towel rail radiator.

## TO THE FIRST FLOOR

Stairs rise from the entrance hall to the landing.

# BEDROOM ONE

#### 11'05 x 10'11 to wardrobes

A large room with window to the front, inbuilt wardrobes, door to the en-suite and useful airing cupboard space. Central heating radiator.

## **EN-SUITE SHOWER ROOM**

With shower cubicle, low flush lavatory and wash hand basin, window overlooking the garden. Central heating radiator.

# **BEDROOM TWO**

11'10 x 10'06 to wardrobes A large room with window to the front, inbuilt wardrobes along one wall, large useful cupboard space. Central heating radiator.

# BEDROOM THREE

8'09 x 9'03 With window to the rear, Central heating radiator.

# BEDROOM FOUR

12'01 x 6'06

With window to the rear, central heating radiator. Currently fitted as a home office.

## BATHROOM

With panelled bath and Grohe shower over, low flush lavatory and wash hand basin, Chrome heated towel rail.

# OUTSIDE

Block paved and gravel driveway leads up to the house, side access via gate.

# THE GARDEN

A pretty cottage garden which is mainly walled, gravel patio area, lawn, rockery, established fruit trees and bushes, raised vegetable beds and brick built outbuilding to the rear. Also in the garden there is access to the cellar and pump which can access water from a well. There is access around the side of the house which includes log store.

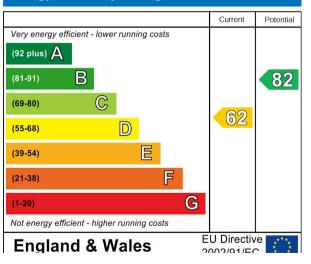
# GARAGE

17'10 x 13'05 max With power and lighting. Up and over wooden door.

COUNCIL TAX Hinckley & Bosworth - Band B

## **IMPORTANT NOTICE**

Please note that the property belongs to a relation of a staff member at Fox Country Properties.



#### Energy Efficiency Rating





Ground Floor

1st Floor

Bedroom

Landing

Cupboar



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. These vertices, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2024



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.



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