



4 Newbold Road,  
Barlestone,  
Nuneaton, CV13 0DZ



£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 en-suite 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 in 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 overlooking 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

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Ground Floor



1st Floor



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