



10 Little Mill Close,
Barlestone,
CV13 0HW.



£325,000

GENERAL

A lovely family home located on Little Mill Close in Barlestone, close to the primary school and other local amenities. The accommodation briefly includes on the ground floor, entrance hallway, home office, sitting room leading to the dining room, conservatory, kitchen, utility room and cloakroom. On the first floor there are three double bedrooms, the main bedroom benefitting from an en-suite shower room and family bathroom. Outside there is off road parking in front of the garage and a mature south facing garden.

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

With laminate flooring and doors off to the living accommodation.

SITTING ROOM

12'11 x 11'00

A lovely room with bay window to the front, feature gas fire and surround, double glazed doors to the dining room, carpeted flooring and central heating radiator.

DINING ROOM

9'04 x 8'08

With laminate flooring, patio doors to the conservator and central heating radiator.

KITCHEN

9'11 x 8'06

The kitchen is fitted with a comprehensive range of cream base and wall units with wood effect work surfaces over, inset stainless steel sink and drainer unit, inbuilt Hotpoint double electric oven and four ring gas hob with extractor over, undercounter fridge + freezer. There is tiling to splashback areas, archway to the utility room.

UTILITY ROOM

Fitted with matching units to the kitchen and space for appliances. Back door to the garden.

GARDEN ROOM

13'00 x 11'05

Offering a great extra living space, with vaulted ceiling and patio doors to the garden.

HOME OFFICE

9'07 x 7'10

Created with space taken from the garage, with storage under the stairs.

W.C

Low flush lavatory, wall mounted wash hand basin, window to the side and central heating radiator.

STAIRS TO FIRST FLOOR

Stairs rise from the entrance hall to the first floor landing.

FIRST FLOOR LANDING

Opening off the landing are the three bedrooms and bathroom.

BEDROOM ONE

13'04 x 9'11

A good sized double bedroom with window to the rear and central heating radiator. Door to the en-suite.

EN-SUITE

With large double shower cubicle enclosure, wash hand basin, low flush lavatory, tiling to walls and chrome heated towel rail.

BEDROOM TWO

12'05 x 9'02

A double room with two windows to the front and central heating radiator.

BEDROOM THREE

10'04 x 9'02

A double room with window to the front and central heating radiator.

BATHROOM

Comprising bath with shower over and glass shower screen, wash hand basin, low flush lavatory, tiling to walls and central heating radiator.

OUTSIDE

The property has front and rear gardens, to the front there is a single tandem driveway in front of the garage along with garden in front of the rest of the property. The rear garden has a patio directly to the rear with lawn and mature borders. There is a shed included in the sale.

GARAGE

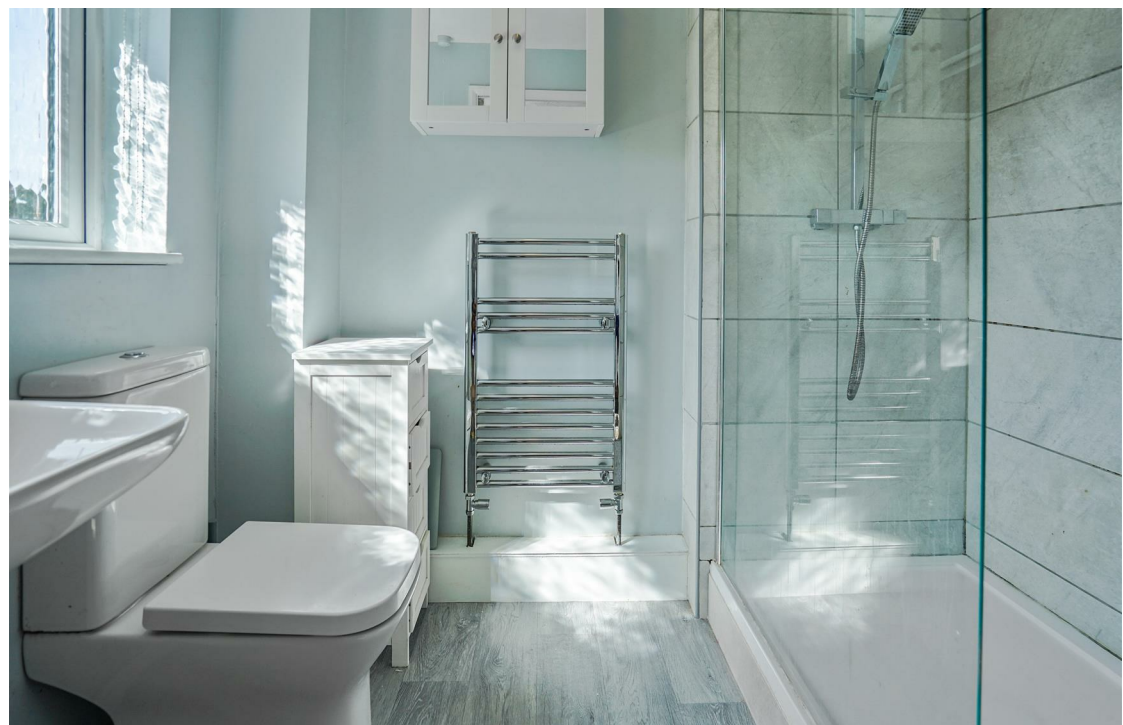
8'11 x 7'01

With up and over door, power sockets and lighting.

COUNCIL TAX

Hinckley & Bosworth - Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







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