



53 Bosworth Road,
Barlestone,
CV13 0JE



£349,950

GENERAL

A delightful family house on a good sized corner plot in a lovely village location. No. 53 Bosworth Road has been a much loved family home of the present owners for some 30 years. The accommodation briefly includes on the ground floor a spacious sitting room, dining room with French doors opening into the conservatory and a recently re fitted kitchen. On the first floor there are four bedrooms and family bathroom. Outside there is plenty of off street parking and a part walled garden.



LOCATION

Barlestone is a vibrant village community. There is a primary school and several shops 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 reception hall.

RECEPTION HALL

Opening off the reception hall are doors to the main reception rooms and a balustrade staircase rising to first floor.

CLOAKROOM

Low flush lavatory, wash hand basin.

SITTING ROOM

19'4" x 12'
A beautifully proportioned room with coal effect gas fire, window seat, coving to ceiling, ceiling rose and two central heating radiators.

DINING ROOM

13'4" x 8'10"
There is coving to the ceiling, ceiling rose, serving hatch to kitchen, central heating radiator and French doors opening into the conservatory.

CONSERVATORY

11'9" x 9'2"
A lovely vantage point from which to enjoy the garden with French doors opening onto the patio.

KITCHEN

10'7" x 10'3"
The kitchen overlooks the garden and has been re fitted with an extensive range of base and wall cabinets with a Rangemaster cooker that has five gas burners. Integrated appliances included a fridge freezer, washing machine and dishwasher.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING

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

BEDROOM ONE

12'5" x 11'8"
A good sized double room with central heating radiator.

BEDROOM TWO

12'2" x 9'6"
Double bedroom with coving to ceiling and central heating radiator.

BEDROOM THREE

12'2" x 9'7"
Wood effect floor. Central heating radiator.

BEDROOM FOUR

13' x 7'
Overlooking the garden. Central heating radiator.

BATHROOM

There is a suite comprising a panelled bath with shower over, low flush lavatory and wash hand basin. Central heating radiator.

OUTSIDE

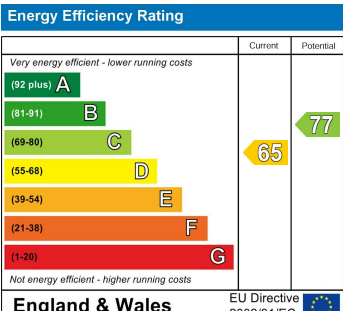
The house is on a corner plot with the front door opening onto Spinney Drive and the drive leads off Bosworth Road. There is a lawned fore garden and plenty of off street parking.

THE GARDEN

The pretty part walled garden has been beautifully landscaped with well stocked flower and herbaceous borders and there is also a small ornamental pond. There is a patio a perfect space for outdoor dining. The greenhouse and garden shed are included in the sale.

COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band D.



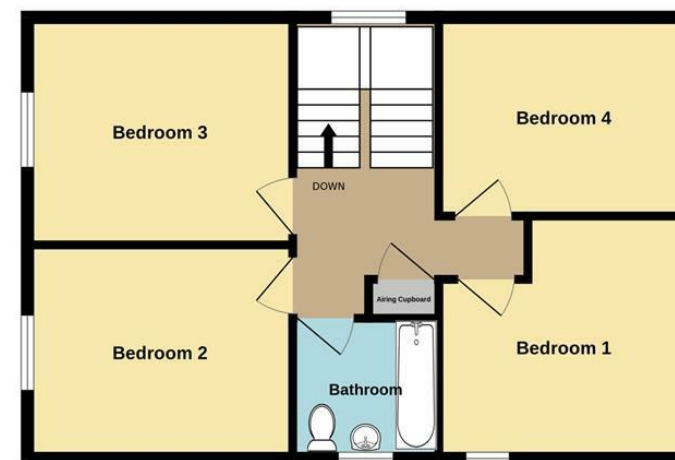




Ground Floor



1st Floor



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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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