



26 Gregory Road,  
Barlestone,  
CV13 0ET.





£440,000

### GENERAL

A fabulous family home located on Gregory Road in Barlestone, this house must be viewed to appreciate the accommodation on offer as its more than meets the eye! The accommodation briefly includes on the ground floor a spacious sitting room, dining room, kitchen, conservatory with doors opening into the garden. Home office, utility room and cloakroom. On the first floor there are four double bedrooms, the main bedroom has en-suite shower room and family bathroom. Outside there is a great size driveway, single integral garage and good size rear 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.



### ENTRANCE HALL

With wooden laminate flooring, useful understairs storage cupboard and doors opening off to the living accommodation.

### SITTING ROOM

18'04 x 12'00

A lovely spacious room the focal point being a stone fireplace housing electric fire. There is a bay window to the front, carpeted flooring and central heating radiator.

### DINING ROOM

11'11 x 11'11

With wooden laminate flooring, opening into the kitchen and sliding doors to conservatory.

### KITCHEN

14'05 x 7'11

Fitted with a range of 'mushroom' wall and base units with white working surfaces over. There are a range of integrated appliances to include Hotpoint double electric oven, Beko induction hob with extractor over, Hotpoint dishwasher and undercounted fridge and freezer. There is stainless steel inset one and half bowl sink, spotlight to the ceiling and wooden laminate flooring.

### CONSERVATORY

20'02 x 10'11 max 6'10

A great space overlooking the garden with two sets of doors leading onto the patio area. Also doors to utility room.

### HOME OFFICE

7'11 x 5'11

Access from the hallway, with window to the side.

### UTILITY ROOM

Fitted with working surface and space for appliances underneath.

### CLOAKROOM

To the rear of the utility room, tiled flooring, low level lavatory and vanity wash hand basin.

### STAIRS TO THE FIRST FLOOR

Stairs rise from the entrance hall to the first floor.

### FIRST FLOOR LANDING

With window to the side, attic hatch and carpeted flooring.

### BEDROOM ONE

11'10 x 8'04

With large bay window to the front fitted with white shutters, fitted wardrobed to one wall, carpeted flooring, central heating radiator and door to the en-suite.

### EN-SUITE

Modern suite with double walk in shower, low level lavatory and wash hand basin set in a vanity units. Anthracite heated towel rail and window to the front.

### BEDROOM TWO

11'11 x 8'07

With window to the rear fitted with white shutters, carpeted flooring, fitted wardrobed and desk area and central heating radiator.

### BEDROOM THREE

13'01 x 8'00

With window to the front fitted with white shutters, carpeted flooring and central heating radiator.

### BEDROOM FOUR

9'00 x 8'00

With window to the rear fitted with white shutters, carpeted flooring and central heating radiator.

### FAMILY BATHROOM

There is a suite comprising a panelled bath with shower

over and glass screen, low flush lavatory and wash hand basin set in a vanity unit. Anthracite heated towel rail and window to the side.

### GARAGE

16'02 x 8'08

With up and over door, power sockets and lighting.

### OUTSIDE

To the front of the property there is a large driveway offering plenty of off road parking. The rear garden has a good size patio area, and the rest is laid to lawn, there is a gated side access, outdoor socket and garden shed included in the sale.

### COUNCIL TAX

Hinckley & Bosworth - Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	













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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