



3 Thistle Close,
Barlestone,
CV13 0AZ



£490,000

GENERAL

Welcome to 'The Heron Pond' a small luxury development of only eight houses located in the village of Barlestone, built by Leicester-based developers Marble Homes. Offered to the market with a 10-year NHBC warranty, these properties would make a fantastic family home.

The accommodation briefly includes on the ground floor an entrance hallway with W.C., spacious sitting room, superb living kitchen to the rear with double bi-folds looking over the garden, utility and separate home office/playroom. On the first floor there are four bedrooms, the main bedroom benefitting from an en-suite shower room and also a family bathroom. Outside the houses have block-paved driveways in front of the single garage and good size rear gardens.

The houses have been finished with future in mind and include EV charging points and wiring in place for solar panels.



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, UPVC front door opening into the entrance hall.

ENTRANCE HALL

With signature Marble flooring, doors opening off to the living areas and stairs rising to the first floor.

SITTING ROOM

15'9" x 15'0"

A lovely space with two bay windows letting in an abundance of light and central heating radiator.

LIVING KITCHEN

27'8" x 18'1"

A fabulous room with two set of bi-fold doors overlooking the garden, there is plenty of space for a dining table and sitting area in this room.

KITCHEN AREA

The kitchen is fitted with a range of sage wall and base units with gold hardware, there are quartz working surfaces over and integrated appliances to include double oven, hob with extractor over, fridge freezer and dishwasher. The kitchen also has a breakfast bar area.

UTILITY ROOM

Fitted with matching units to the kitchen, sink, space for appliances and door to the garage.

HOME OFFICE / PLAYROOM

16'1" x 9'0"

With window to the front, this room could have multiple uses.

CLOAKROOM

Low flush lavatory and wash hand basin set in a vanity unit.

STAIRS TO THE FIRST FLOOR

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

FIRST FLOOR LANDING

With doors off to the bedrooms and bathroom, airing cupboard space and attic hatch.

BEDROOM ONE

14'1" x 11'4"

With window's to the front and side, central heating radiator and door to the en-suite.

EN-SUITE

There is a double sized shower enclosure with rainfall and hand held shower attachments, wash hand basin set in vanity unit and low flush lavatory. Ladder style heated towel rail.

BEDROOM TWO

16'1" x 9'1"

With window to the front and central heating radiator.

BEDROOM THREE

13'3" x 10'10"

With window to the rear and central heating radiator.

BEDROOM FOUR

11'6" x 9'2"

With window to the rear and central heating radiator.

BATHROOM

There is a panelled bath with shower over, wash hand basin set in a vanity unit, low flush lavatory, heated towel rail and window to the rear.

OUTSIDE

To the front off the property there is a driveway for two cars alongside a small planted garden area. To the rear the garden is mainly laid to lawn with patio outside the bi-folds doors from the kitchen.

GARAGE

19'2" x 10'8"

With electric up and over door to the front, central heating boiler and back door to the garden.

COUNCIL TAX

Hinckley & Bosworth - TBC



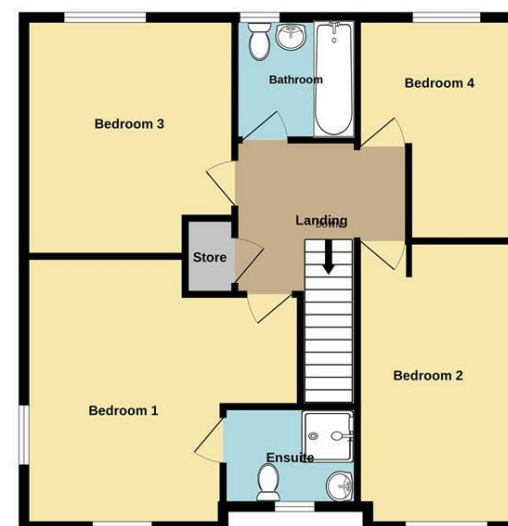




Ground Floor



1st Floor



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