



7A Nailstone Road,
Barton in the Beans,
, CV13 0PU



£485,000

GENERAL



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A well proportioned home offering plenty of future potential located in the village of Barton In The Beans. The accommodation briefly includes on the ground floor, a entrance hall, sitting /dining room, kitchen, conservatory and bathroom. On the first floor the main bedroom has an en-suite shower room and three further bedrooms along with a family shower room. Outside there is a good size driveway to the front, private rear garden with shed and storage to the side of the proeprty.

LOCATION

Barton in the Beans is located approximately three miles North of Market Bosworth. It lies in some of West Leicestershire's prettiest countryside with some lovely walks from the village towards Congerstone and Shackerstone. The village has a rich history. In the 18th century, it was an important centre for the Baptist Church and the Minister of Barton was the notable clock maker, Samuel Deacon (1746-1816). Market Bosworth is, without doubt, one of the most highly regarded and exclusive towns in West Leicestershire with some lovely shops and restaurants overlooking the historic market place and a fantastic range of sporting facilities including bowls, rugby and tennis club. Market Bosworth is also home to the highly regarded Dixie Grammar School and The Market Bosworth School has recently been rated "outstanding" by Ofsted. Congerstone Primary school is also within the catchment.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into entrance hall.

ENTRANCE HALL

A warm welcome to this home, with tiled flooring, useful under stairs storage cupboard, doors to living areas and bathroom, central heating radiator. Stairs rising to the first floor.

SITTING / DINING ROOM

24'06 x 11'01
A fabulous through room with window to the front and patio doors to the rear letting in plenty of light. The room has a feature gas fire with stone surround, laminate wooden flooring and central heating radiator.

CONSERVATORY

11'04 x 9'06
With patio doors to the garden, tiled flooring and lighting.

KITCHEN

16'08 max 7'08 min x 14'02
The kitchen is fitted with a range of wood effect wall and base

units with laminate working tops over. There is an intergrated Bosch single oven, Hotpoint electric hob with extractor over and dishwasher. To the end of the kitchen it a utility space housing the oil boiler and space for other appliances. There are tiles to the floor and window overlooking the garden.

DOWNSTAIRS BATHROOM

With white suite comprising panelled bath with shower over and glass screen, wash hand basin set in a vanity unit, low flush lavatory and central heating radiator. Window to the front.

STAIRS TO THE FIRST FLOOR

Stairs rise from the entrance hall to the first floor.

FIRST FLOOR LANDING

With doors off to the bedrooms and shower room, attic access and central heating radiator.

BEDROOM ONE

12'01 x 11'01
With window to the front, fitted wardrobe space, door to the en-suite and central heating radiator.

EN-SUITE

Fitted with corner shower enclosure with sliding doors, was hand basin set in a vanity unit, low flush lavatory and central heating radiator. Window to the front.

BEDROOM TWO

12'01 x 11'01
With window to the rear, fitted wardrobe space and central heating radiator.

BEDROOM THREE

12'01 x 7'00
With window to the front and central heating radiator.

BEDROOM FOUR

12'00 x 7'00
With window to the rear and central heating radiator.

SHOWER ROOM

Fitted with corner shower enclosure with sliding doors, was hand basin set in a vanity unit, low flush lavatory and central heating radiator. Window to the rear.

OUTSIDE

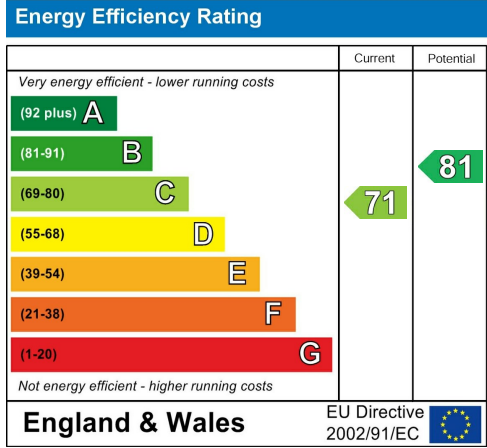
To the front of the property there is a tarmac driveway with gated side access. Please note there was previous planning permission granted to build a single garage on the driveway, this has now expired.

GARDEN

The rear garden is a peaceful place which is mainly laid to lawn with mature boarders. There is a patio area directly to the rear of the property. There is a wooden storage area which has been secured to the side of the house with access at the front and rear.

COUNCIL TAX

Hinckley & Bosworth - Band E







Ground Floor



First Floor



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