



1 Bagworth Road,
Barlestoke,
CV13 0EG.





GENERAL

A charming two bedroom house located on Bagworth Road in Barlestorne, a short walk from the village amenities. The accommodation briefly includes on the ground floor a kitchen and spacious sitting room. On the first floor there are two bedrooms and a family bathroom. Outside there is a pretty courtyard garden and on street parking is available.

LOCATION

Barlestorne 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. Barlestorne 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 door opens into the kitchen.

KITCHEN

12'08 max x 9'01

The kitchen is fitted with a range of white wall and base units with laminate working tops over, stainless steel sink and Beko electric range cooker with extractor over. There are two windows, one of which looks over the garden.

SITTING ROOM

14'09 x 13'09

A lovely room with large bay window to the front. There are original beams to the ceiling and wood burning stove making this room a cosy space. The room has laminate flooring, space for dining table, useful under stairs storage cupboard and shelving to one wall.

STAIRS TO THE FIRST FLOOR

Stairs lead from the kitchen to the first floor landing.

FIRST FLOOR LANDING

Doors off to the bedrooms and bathroom.

BEDROOM ONE

14'02 x 10'11

A great size room with high ceilings, benefitting from inbuilt wardrobe's with sliding doors and other fitted storage housing the newly fitted Worcester central heating boiler. The room has a window to the front and central heating radiator.

BEDROOM TWO

9'00 x 8'01

Currently being used as a home office, there is a window to the side and central heating radiator.

BATHROOM

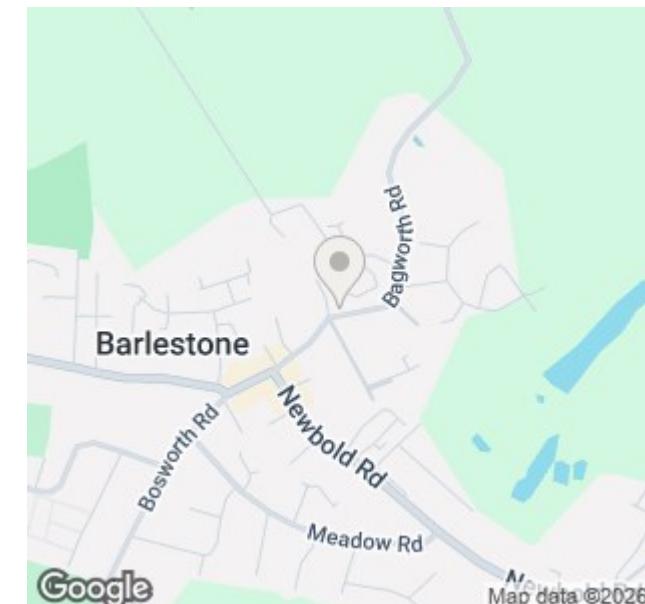
With white suite comprising 'B' shape bath with shower over, low flush lavatory and wash hand basin. There are lino tiles to the floor, window to the rear and chrome heated towel rail.

OUTSIDE

A pretty courtyard garden sits to the rear of the property, the main entrance to the house is located via the garden. The garden is accessed via a secure gate and is a low maintenance area which is mainly laid with decorative stones with pretty planted boarders. There is on street parking available.

COUNCIL TAX

Hinckley & Bosworth - Band B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Ground Floor



1st Floor



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