



86 Newbold Road,
Barlestone,
CV13 0DY



£465,000

GENERAL

An impressive family house with beautiful south facing garden and country views. No. 86 Newbold Road is a lovely family house set well back from the road. The accommodation briefly includes on the ground floor a magnificent reception hall with oak boarded floor, an open plan living room with both sitting and dining areas together, conservatory, a home office, breakfast kitchen and utility. On the first floor there are four double bedrooms with an en-suite to the master and family bathroom. Outside, there is a good sized drive with double garage and landscaped gardens to the rear.

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 the reception hall.



RECEPTION HALL

An impressive introduction to the house with an oak boarded floor, balustrade staircase rising to first floor, understairs storage cupboard, coving to ceiling and central heating radiator.

CLOAKROOM

With low flush lavatory, wash hand basin and central heating radiator.

SITTING ROOM

19'3" x 12'10"

A charming room that overlooks the garden. There is a wood burning stove, coving to ceiling, central heating radiator and sliding doors opening into the conservatory. The sitting room opens directly into the dining area, creating a fabulous open plan living space perfect for family parties and entertaining.

DINING ROOM

14'2" x 8'6"

Overlooking the garden with coving to ceiling. Central heating radiator.

CONSERVATORY

13'4" x 10'4"

A lovely light room currently used as a childrens' playroom. There is a tiled finish to the floor, central heating radiator and French doors opening onto the terrace.

BREAKFAST KITCHEN

14'2" x 8'9"

The breakfast kitchen overlooks the garden and has recently been upgraded by the owners who have resprayed the cabinet fronts and handles in a contemporary style. There are polished granite work surfaces with an inset sink and drainer unit. The cabinets are positioned around the Rangemaster cooker which has five gas burners, double oven and grill with an extractor in canopy over. Integrated appliances include a dishwasher and fridge. There are three crockery display cabinets, book shelving and a breakfast bar. Designer radiator and door to rear hall.

REAR HALL

With back door and door to utility room.

UTILITY ROOM

8' x 5'9"

With fitted base unit with an inset single drainer sink unit under which there is plumbing for a washing machine.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

GALLERIED LANDING

The galleried landing is very impressive with space for a study area / home office. Airing cupboard and doors to the bedrooms and family bathroom.

MASTER BEDROOM

13'3" x 11'10"

Overlooking the gardens and countryside beyond. The master bedroom is fitted with an extensive range of fitted furniture including cupboards arranged around a bed space, knee hole dressing table and nest of drawers. Central heating radiator.

EN-SUITE

The en-suite has been and re fitted in recent years. There is a shower enclosure with both rainfall and hand held shower attachments, wash hand basin set in vanity unit, electric shaver point and low flush lavatory.

BEDROOM TWO

13' x 9'5"

A double bedroom with fitted wardrobes and dressing table. Central heating radiator.

BEDROOM THREE

11'10" x 10'1"

Overlooking the garden and countryside beyond. Bank of fitted wardrobes and knee hole dressing table. Central heating radiator.

BEDROOM FOUR

13'3" x 9'

Overlooking the garden and countryside beyond. Knee hole dressing table, fitted wardrobe and central heating radiator.

FAMILY BATHROOM

Suite comprising a panelled bath, low flush lavatory and wash hand basin. Separate shower enclosure.

OUTSIDE

The house is set well back from the road. A drive with lawn to one side leads to the double garage.

DOUBLE GARAGE

18'6" x 16'4"

A good size double garage with electric roller shutter door and personnel door.

OUTSIDE TO THE REAR

The beautiful south facing gardens are to the rear of the property and immediately adjoining the house and conservatory there is a superb terrace, perfect for al fresco dining and entertaining. The garden is principally lawned with shaped flower and herbaceous borders.

IMPORTANT NOTE

The previous owner has had solar panels fitted. It should be noted that these panels belong to a third party.

COUNCIL TAX

Hinckley & Bosworth - Band F











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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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