



59 Little Mill Close,
Barlstone,
CV13 0HW.



£325,000

GENERAL

A great size family house with spacious accommodation which has been cleverly laid out over three floors. The property has been previously rented and is now in need of some cosmetic TLC. The accommodation comprises, on the ground floor there is sitting room, dining kitchen and cloakroom. To the first floor there are two bedrooms, one of which has a Juliet balcony overlooking the garden and a family bathroom. On the second floor there are two further bedrooms, both of which have en-suite shower rooms. The property has a tandem driveway and gated access leads onto the single garage and 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 three floors as follows. Front door opening into the entrance hall.

ENTRANCE HALL

With stairs rising to the first floor.

SITTING ROOM

15'10 x 12'09

A nice size room with feature fireplace, bow window to the front, useful under stairs storage cupboard and central heating radiator.

DINING KITCHEN

16'2" x 11'7"

The kitchen is fitted with a range of gloss base and wall units with laminate working tops over. Integrated appliances include a double oven and four ring gas hob with extractor over. There is also an undercounter fridge, freezer and dishwasher. There is a moveable central island unit with breakfast bar and further storage. There are patio doors overlooking the garden.

GALLERIED LANDING

Stairs rise from the entrance hallway to the landing, a great space which could be used as a study area.

BEDROOM ONE

16'03 x 10'06

With Juliet balcony overlooking the garden, fitted wardrobe's and central heating radiator.

BATHROOM

With suite comprising panelled bath with glass screen and shower over, low flush lavatory and

wash hand basin. There is a central heating radiator and window to the side.

BEDROOM FOUR

10'06 max 8'05 min x 8'09

With window to the front, fitted wardrobe's, door to the bathroom and central heating radiator.

SECOND FLOOR LANDING

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

BEDROOM TWO

14'04 x 10'06

With window to the rear, fitted wardrobe's, door to the en-suite and central heating radiator.

EN-SUITE

Suite comprising corner shower cubicle, low flush lavatory, wash hand basin and central heating radiator.

BEDROOM THREE

14'04 x 9'00

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

EN-SUITE

Suite comprising shower cubicle, low flush lavatory and wash hand basin.

OUTSIDE

To the front of the property there is a small front garden. There is a tandem driveway to the side of the property which leads to the single garage,

THE GARDEN

The main garden is to the rear of the property. There is a patio area, planted borders and artificial lawn.

GARAGE

17'08 x 8'07

With up and over door to the front, power and lighting and side access door.

COUNCIL TAX

Hinckley & Bosworth - Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(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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