

53 Newbold Road,  
Barlestone,  
CV13 0DZ.





£235,000

### GENERAL

A great opportunity to purchase this house on Newbold Road in the village of Barlestone, the house has been well loved by its current owner but is now in need of some internal modernisation. The accommodation briefly includes on the ground floor, an entrance hall, sitting room, breakfast kitchen and downstairs bathroom. On the first floor there are three bedrooms. Outside there is a front garden and driveway, rear garden backing onto the allotments and large wooden garage/shed.

### 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 entrance hall.

ENTRANCE HALL

With stairs rising to the first floor and central heating radiator.

SITTING ROOM

13'11 max 12'11  
A lovely size room with feature fireplace, inbuilt cupboards to one side of the fireplace for storage, bay window to the front and central heating radiator.

BREAKFAST KITCHEN

12'03 x 8'08  
To the rear of the house, the kitchen has a range of wall and base units with working tops over and space for appliances. There is a side door leading to the driveway with a useful storage cupboard under the stairs. Access to the rear lobby.

REAR LOBBY

A useful additional space with storage cupboard. Door to the bathroom.

DOWNSTAIRS BATHROOM

With white suite comprising panelled bath with electric shower over and folding glass screen, low flush lavatory and wash hand basin. There is a window to the rear and central heating radiator.

STAIRS TO FIRST FLOOR

Stairs rise from the entrance hall to the first floor.

FIRST FLOOR LANDING

With doors off to the bedrooms and attic hatch.

BEDROOM ONE

13'11 x 10'11  
With window to the front, storage cupboard over the stairs, feature cast iron fireplace and central heating radiator.

BEDROOM TWO

10'10 x 9'00  
With window to the rear, cupboard housing the central heating boiler and central heating radiator.

BEDROOM THREE

7'11 x 7'10  
With window to the rear and central heating radiator.

OUTSIDE

To the front of the house there is a gated tandem driveway which extends down the side of the house and front walled garden.

THE GARDEN

The rear garden has a patio area and mature herbaceous borders. There is a storage shed to the bottom of the garden along with the large wooden garage/shed at the end of the driveway.

COUNCIL TAX

Hinckley & Bosworth - Band B

IMPORTANT NOTES

Please note probate has been applied for, but not yet granted as of 23/10/2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
England & Wales		EU Directive 2002/91/EC











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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