



GUIDE PRICE £325,000
SAINTS WALK, BARLESTONE,



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SAINTS WALK





Welcome to this immaculately presented three-bedroom detached property nestled within the highly sought-after village of Barlestone, located on a private road in the picturesque countryside of Leicestershire, just a stone's throw away from Market Bosworth. This charming residence has been thoughtfully extended to offer additional living space on the ground floor and boasts a tranquil setting at the end of a private driveway.



As you approach the property, you'll be greeted by its inviting facade, with a welcoming entrance under a canopy storm porch. Step through the composite glazed door into the entrance hallway, which seamlessly flows into the main living area and features stairs leading up to the first floor.

The open-plan living space is ideal for families, providing ample room for formal dining and relaxation. The lounge area, part of a garage conversion carried out by the current owners, boasts two windows overlooking the front aspect, filling the room with natural light. A timber door leads to an inner lobby, offering access to an under-stair storage cupboard and a convenient downstairs WC. Continuing through, you'll find the open kitchen space, complete with a recently refitted country-style kitchen featuring timber work surfaces, a gas hob, stainless steel sink and draining unit, eye-level oven, integrated dishwasher, and space for dining. French doors open out onto the rear garden, perfect for seamless indoor-outdoor living.

Upstairs, you'll discover three generously proportioned bedrooms, including two doubles and a single bedroom overlooking the rear garden. The family bathroom is fitted with a modern three-piece suite, comprising a low-level flush WC, wall-mounted wash hand basin, and a concealed panelled bath with a shower overhead. The bathroom is tastefully tiled and finished to a high standard. The master bedroom, located at the front of the property, boasts views across mature trees, fitted storage wardrobes, and access to an airing cupboard housing the hot water tank. It also benefits from a modern ensuite shower room with a vanity wash basin, low-level flush WC, and a walk-in shower with tiled walls.

Situated on a private driveway, the property enjoys privacy at the rear, where you'll find a landscaped garden with ample space for family gatherings on the generous patio. The current owners have retained part of the original garage as a convenient storage space for garden tools and other essentials. The garden benefits from a southern aspect, ensuring plenty of sunshine during the summer months. Just a short stroll down the private road, you'll find Barlestone St Giles Football Club and access to open fields, perfect for leisurely dog walks and outdoor activities.

Listing Paragraph DISCLAIMER

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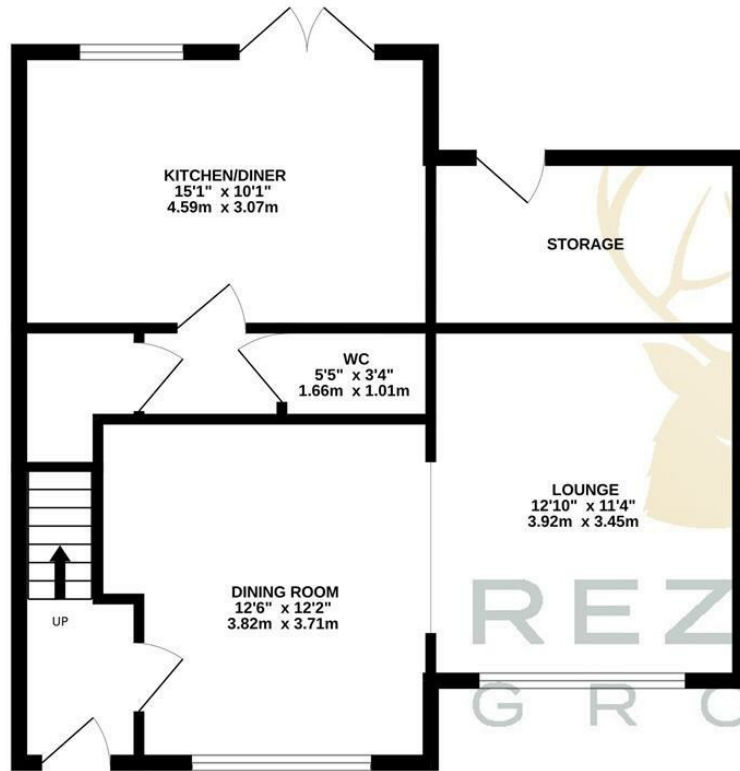




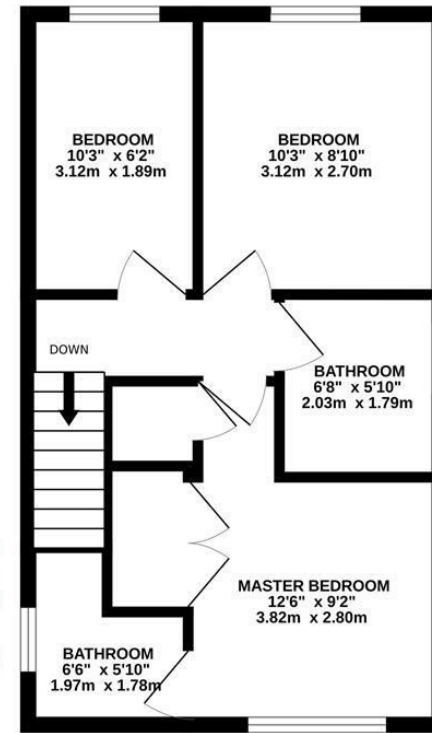




GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.6 sq.m.) approx.

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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