

Room Sizes

Entrance Hall

Living Room

14'8" x 11'94"

Dining Kitchen

15'15" x 8'52"

First Floor Landing

Bedroom One

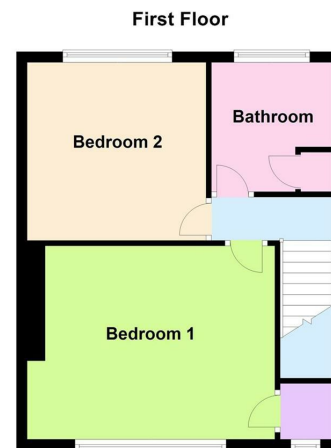
13'94" x 11'22" max

Bedroom Two

11'05" x 8'96"

Bathroom

7'92" x 7'8"



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Newbold Road, Barlestone, Nuneaton CV13 0DZ

£215,000

The Story Begins

- Perfect First Time Home Or Investment Buy
- Beautiful Presented Throughout Mid Townhouse
- Living Room With Bay Window
- Modern Dining Kitchen
- Two Double Bedrooms & Stylish Bathroom
- Pretty Front Garden
- Wonderful & Generous Rear Garden
- Allotment Views To The Rear
- Viewing Highly Recommended
- EPC Rating - D, Council Tax Band - A & Freehold

Location Is Everything

Barlestone is a village and civil parish in the Hinckley and Bosworth district of Leicestershire. The village has four churches. Barlestone has amenities on your doorstep that includes public houses, hairdressers, a post office, a fish and chip shop, a Chinese take-away, Barlestone St Giles Sports & Social Club and two Indian restaurants. Barlestone Church of England Primary School is a co educational school that educates around 170 pupils between the ages of 4 and 11. When children leave the school most transfer to The Market Bosworth School, before going on to Bosworth Academy in Desford.



Inside Story

This beautiful home is offered for sale in the sought after village of Barlestone is immaculately presented throughout, nest believe a viewing in person is essential to truly appreciate. Entering into the entrance hall stairs rise to the first floor living room. You will be greeted with a cosy and relaxing room with neutral decor, bay window to the front aspect and a feature wall mounted fireplace. The dining kitchen stretches across the back of the home and is a wonderful space where you can, cook, eat and entertain with absolute ease. During the warmer months you can open up rear door that connects you to the patio area. The kitchen itself has a range of modern grey wall and base units, contrasting work surface, sink drainer and cooker. There a washing machine as well as space for an upright fridge freezer. Travelling up to the first floor landing you will be delighted with the two well proportioned double bedrooms, the main of which boasts a useful cupboard. Over in the bathroom is a stylish white suite comprising of a pedestal wash hand basin, inset low level wc, bath with shower over and contemporary tiling. Externally this lovely home benefits from a pretty front garden with laid lawn and flower beds. Prepare to be wowed by the well maintained, enclosed rear garden that has laid lawn with patio area for outside dining, mature shrubs and gated rear access.

