



Newbold Road, Barlestone, CV13 0DZ

ANDREW  
GRANGER & CO

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# Property Description

A modernised semi-detached cottage with character features and modern living accommodation situated close to the village centre. Gas central heating, UPVC double glazed windows and doors.

Fitted dining kitchen with windows and entrance door to front, spacious lounge with storage cupboard, first floor landing, 2 double bedrooms and bathroom.

Outside offers a block paved forecourt, which has been used recently for off road parking, although there is not a dropped kerb to the front.





# Key Features

- SEMI-DETACHED COTTAGE
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZED WINDOWS AND DOORS
- CHARACTER FEATURES MIXED WITH MODERN LIVING ACCOMMODATION
- FITTED DINING KITCHEN TO FRONT
- SPACIOUS LOUNGE
- 2 DOUBLE BEDROOMS
- BATHROOM
- BLOCK PAVED FORECOURT.

**Guide Price**  
**£190,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - A

Local Authority -  
Hinkley and Bosworth

**Approximate Gross Internal Area**  
**63.9 sq. m. (688 sq. ft.)**



## Ground Floor

Floor area 32.4 sq.m. (349 sq.ft.) approx

## First Floor

Floor area 31.4 sq.m. (339 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuillenergysurveys.co.uk

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