



**Connells**

Bosworth Road  
Barlestone Nuneaton



# Bosworth Road Barlestone Nuneaton CV13 0JE

for sale offers in excess of  
**£210,000**



## Property Description

Situated in the idyllic village of Barlestone, offers the perfect blend of rural tranquility and modern convenience. Nestled within the heart of the Warwickshire countryside, Barlestone is a charming community that provides a peaceful setting for families and professionals alike.

The property enjoys a prime location with local amenities just a short stroll away, including a convenience store, village hall, and a welcoming pub. Families will appreciate the nearby Barlestone Primary School and the excellent secondary education options, such as Market Bosworth Secondary School. For outdoor enthusiasts, the surrounding area boasts scenic walking and cycling routes, allowing you to immerse yourself in the beauty of the countryside.

Despite its serene setting, Barlestone is well-connected. The bustling towns of Nuneaton and Hinckley are within easy reach, offering a wider range of shops, restaurants, and entertainment. Commuters will benefit from excellent transport links, with access to the A447 and A5, providing seamless connections to Leicester, Birmingham, and beyond.

## Ground Floor

### Entrance Hallway

### Lounge

11' 9" x 11' 9" ( 3.58m x 3.58m )

With ornamental fireplace, wooden flooring, and a bay-window to the front.

### Dining Room

11' 10" x 12' 9" ( 3.61m x 3.89m )

With wooden flooring and windows.

### Kitchen

11' 10" x 8' 11" ( 3.61m x 2.72m )

Fitted kitchen with wooden worktops, integrated fridge, gas hob and double oven.

### Sun Room

8' 7" x 8' 9" ( 2.62m x 2.67m )

With sliding door to the rear and storage cupboards.

## First Floor

### Bedroom 1

15' x 12' ( 4.57m x 3.66m )

Good-sized front bedroom with carpet floor and windows.

### Bedroom 2

11' 1" x 8' 11" ( 3.38m x 2.72m )

With window to the side and carpet floor.

### Bedroom 3

7' 2" x 9' 7" ( 2.18m x 2.92m )

With wooden flooring and window to the rear.

## Bathroom

8' 11" x 5' 3" ( 2.72m x 1.60m )

Having a freestanding bath with shower over, wash hand basin, built-in storage unit, toilet and window to the side aspect.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01455 230523**  
**E [hinckley@connells.co.uk](mailto:hinckley@connells.co.uk)**

88 Castle Street  
 HINCKLEY LE10 1DD

**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN312726](http://connells.co.uk/Property/HIN312726)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIN312726 - 0003