



**Connells**

Bosworth Road  
Barlestone Nuneaton



### Property Description

Situated in the idyllic village of Barlestone, offers the perfect blend of rural tranquillity 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)

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EPC Rating: E    Council Tax  
 Band: B

Tenure: Freehold

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