



Connells

Cunnery Close
Barlestone Nuneaton

Cunnery Close Barlestone Nuneaton CV13 0HH

for sale offers in excess of
£250,000



Property Description

Situated in the charming village of Barlestone, 18 Cunnery Close offers a peaceful residential setting ideal for families, professionals, or those seeking a slower pace of life while still being well-connected. Nestled in a quiet cul-de-sac, the property enjoys a welcoming community atmosphere and a safe, family-friendly environment.

Barlestone offers a good range of local amenities including a village shop, post office, primary school, pub, and local parks. For wider shopping and leisure needs, the nearby towns of Market Bosworth, Hinckley, and Nuneaton provide a broader choice of supermarkets, restaurants, healthcare facilities, and entertainment options.

The location offers excellent road links to major routes such as the A447, A5, and M69, providing easy access to Leicester, Hinckley, Nuneaton, and Coventry. Rail connections from Hinckley and Nuneaton stations open up fast routes to Birmingham and London.

The village has a well-regarded primary school, and secondary schooling options are available in nearby Market Bosworth and Hinckley, making it ideal for growing families.

Ground Floor

Living Room

12' 10" x 10' 10" (3.91m x 3.30m)

Having a carpet floor, ornamental fireplace and good-sized window to the front.

Kitchen/Dining Room

14' 1" x 11' 6" (4.29m x 3.51m)

Fully fitted kitchen with integrated appliance, sink unit with window over. Breakfast bar and lunch table area. With an access to conservatory.

Conservatory

13' 11" x 9' 5" (4.24m x 2.87m)

With laminate flooring and under floor heating.

W/C

4' 2" x 2' 9" (1.27m x 0.84m)

With toilet and wash hand basin.

First Floor

Bedroom 1

14' x 8' 5" (4.27m x 2.57m)

With built-in wardrobe, carpet floor and window to the front.

Bedroom 2

9' 1" x 8' 5" (2.77m x 2.57m)

With carpet floor and window to the rear.

Bedroom 3

9' 1" x 5' 4" (2.77m x 1.63m)

With carpet floor and window to the rear.

Bathroom

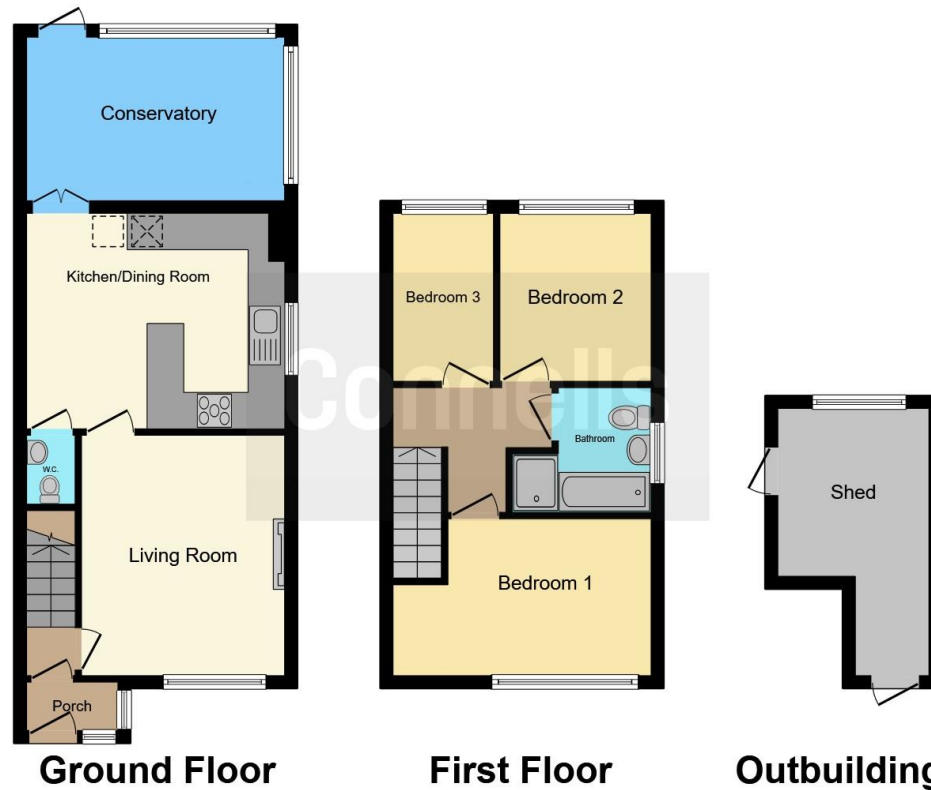
7' 11" x 6' 8" (2.41m x 2.03m)

Having a walk-in shower and bath, wash hand basin with window over and toilet.









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

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EPC Rating: C

Tenure: Freehold

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