



## Orchard Close

Barlestone

# Orchard Close

## Barlestone

- NO UPWARD CHAIN
- Spacious family home
- Two good size bedrooms
- Located on a quiet cul-de-sac
- Off road parking
- Low maintenance rear garden
- Bright and airy internal accommodation
- EPC Rating D (64) / Council Tax Band B / Freehold

### General Description

Alexanders of Market Bosworth offer to the market with no upward chain this spacious two bedroom semi-detached family home in the popular village of Barlestone.

The property enjoys a quiet cul-de-sac position, just a short walk from the village centre and its superb array of shops and amenities. The property also has excellent access to Market Bosworth, Hinckley and Leicester.

### Accommodation

The bright internal accommodation laid two floors to comprise in brief: Entrance hall, sitting room, kitchen/breakfast room and conservatory.

Upstairs there are two good sized bedrooms, and a family bathroom.

To the front of the property is a drive giving off-road parking for one vehicle and access to the rear, where the gardens are laid mostly for the ease of maintenance but offer a good degree of privacy and space,



---

**Location**

The village of Barlestone lies approximately 2 miles from the historic town of Market Bosworth, and 11 miles from the city centre of Leicester and is well-equipped with an excellent array of shops, amenities and schooling.

**Viewings**

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

**Tenure**

Freehold.

**Local Authority**

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band B.

**Services**

We are advised that mains gas, electricity, water, and drainage are connected.

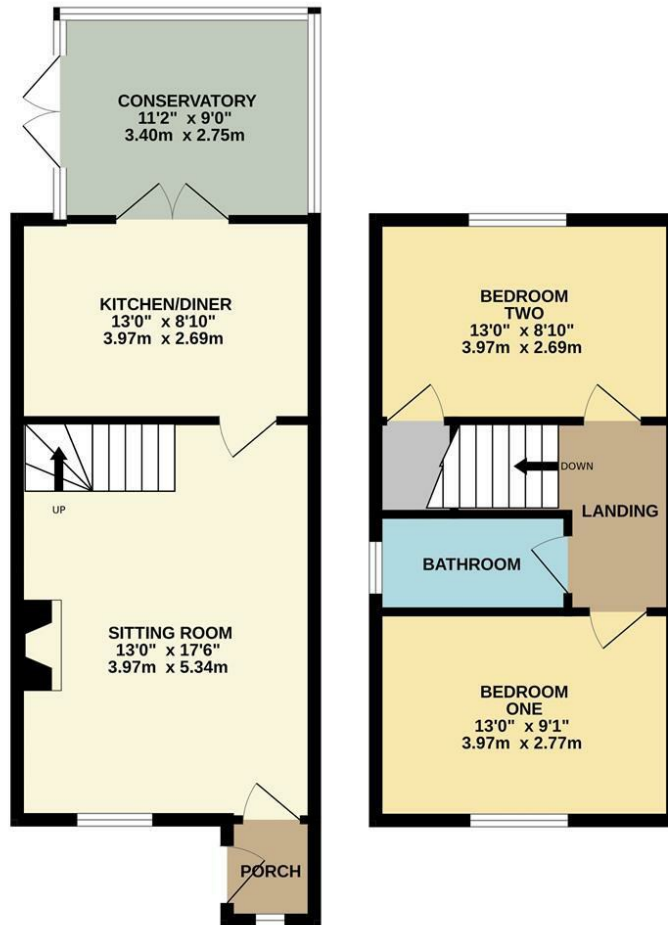
**Measurements**

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

**Money Laundering**

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





TOTAL FLOOR AREA: 797 sq.ft. (74.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix C2024



Viewing by appointment only

**Alexanders**

7 Main Street  
 Market Bosworth  
 CV13 0JN

Telephone Sales: 01455 291471  
 Email: [mbsales@alexanders-estates.com](mailto:mbsales@alexanders-estates.com)

### Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471  
 Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.