



Barton Road

Barlestone



# Barton Road

## Barlestone

- A beautifully presented detached family home
- Fully renovated and finished to a high specification
- Three zoned living/dining/kitchen with underfloor heating
- Separate reception room, utility and downstairs cloakroom
- Five bedrooms, three ensuites and family bathroom
- Dressing room to main bedroom
- Landscaped rear gardens with outdoor kitchen
- Spacious driveway providing ample off road parking
- EPC Rating C / Council Tax Band E / Freehold

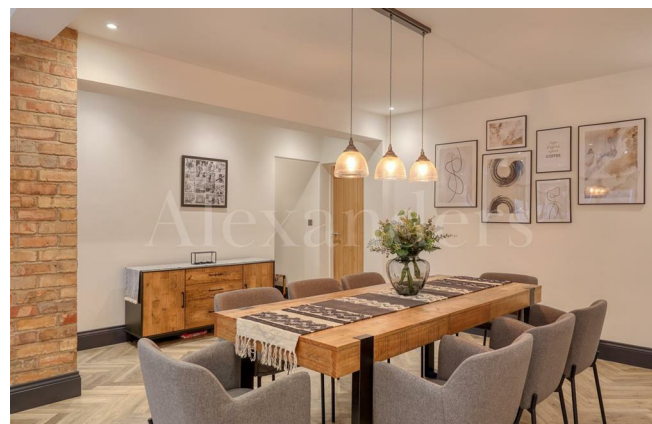
### General Description

Alexanders of Market Bosworth are delighted to introduce to the market a beautiful, modern five bedroom detached family house with a period exterior situated in the heart of the popular village of Barlestone.

Over recent years, the property has undergone a full 'back to brick' refurbishment, alongside a sympathetic extension finally completed in June 2020. Now boasting a floor area of circa 2,200 square feet providing a lovely three zoned open-plan kitchen, further reception room and large utility with separate cloakroom/WC all centred around a stunning entrance hall. Upstairs are five double bedrooms and a family bathroom. Bedrooms two and three both are serviced by en-suite bathrooms. The main bedroom features a spacious dressing room area and beautifully appointed four piece en-suite.

### Location

The village affords many amenities including shops, a primary school, pubs, and restaurants. Good secondary and private schooling options are also available nearby in the historic and revered Market Bosworth. The village is positioned well for commuters, with the M69/M1 and M42 motorways all within reach giving access to Birmingham, Leicester and Nottingham and their associated airports. Nearby Nuneaton station has a direct train to London Euston (64 minutes). (Timings and distances are approximate).





## The Accommodation

Enter into the superb entrance hall, originally the living room to the original cottage with oak flooring and doors to; reception room with inset log burning stove, an exceptional three zoned kitchen living room with Amtico underfloor heated flooring throughout the living area. The kitchen offers an abundance of eye and base level units and a range of NEFF appliances topped with Slab Tech worktop, upstand and splashbacks and also has anthracite grey bi-folding doors out into the garden. The utility features granite worktops with undermount sink, there is a further WC and cloakroom to the ground floor.

Upstairs expect to find five double bedrooms, three bathrooms with the main family bathroom only recently completed and not yet used. The main bedroom features a spacious dressing room, full height window to rear elevation and stylish en-suite bathroom comprising free standing bath, floating toilet, floating dual basins and large walk-in shower with twin shower heads over. Bedrooms two and three also afford en-suite facilities.

## The Outside

The property enjoys a central position within this popular village with its excellent range of amenities. Set back from the road behind a large block paved driveway with reclaimed shire sovereign brick wall to the front and side. The gardens are mainly laid to lawn with porcelain slabbed seating areas including an outdoor Kitchen with Granite worktops and superb Garden room with electric for possible office conversion.

## Viewings

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

## Services

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

## Local Authority

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

## Measurements

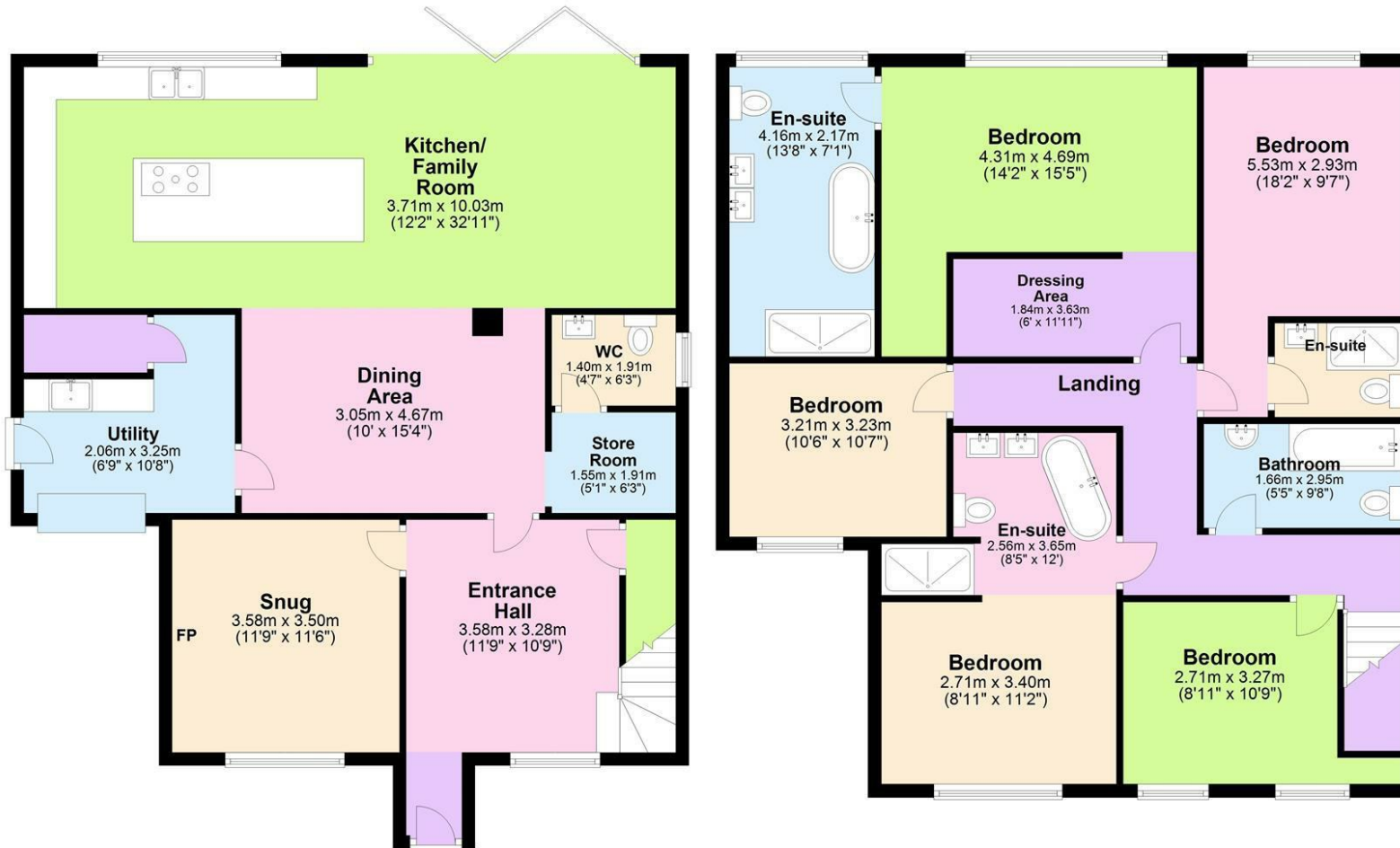
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## 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 area: approx. 202.8 sq. metres (2182.4 sq. feet)



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**Alexanders**

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### 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.

