



Curtis Way
Barlestone

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Barlestone

- No Upward Chain
- Quiet residential location
- Two reception rooms
- Kitchen with integrated appliances
- Three bedrooms and family bathroom
- Detached single garage
- Low maintenance front and rear gardens
- Popular village, close to amenities
- EPC Rating D / Council Tax Band A / Freehold

General Description

Alexanders of Market Bosworth present to the market with No Upward Chain a spacious end of terrace family home situated in this quiet residential road in the popular village of Barlestone.

Internally the property requires cosmetic upgrading and offers potential purchasers the opportunity to put their own stamp on it, briefly comprising; entrance hall, downstairs W/C, dining room with open archways to the kitchen with integrated appliances and the spacious sitting room spanning the width of the property.

There is also a useful rear porch with access to the rear garden.

Upstairs you will find two generous double bedrooms and a third good sized single. There is also a spacious three-piece family bathroom.

Externally the property has off-road parking situated to the side and leads to a detached single garage. The front garden is laid mainly to gravel for ease of maintenance with mature shrubs and hedging. The enclosed rear garden is slabbed through and provides access to side and rear access as well as to the detached single garage.



Location

The village of Barlestone affords many amenities including shops, a primary school, pubs, and restaurants.

The sought-after historic town of Market Bosworth is within 3 miles of the property providing an assortment of amenities including independent shops and coffee shops, a weekly market and monthly farmers' market. The villages around Market Bosworth provide an array of lovely country pubs/restaurants and there is excellent local schooling. The area also has an excellent reputation for its schooling, both state and private, including The Dixie Grammar School and The Market Bosworth School; an Ofsted 'outstanding' school.

Market Bosworth 3 miles, Leicester 13 miles, Birmingham 30 miles, Nottingham 29 miles, East Midlands Airport 15 miles, Birmingham Airport 27 miles, Nuneaton Train Station 12 miles (Nuneaton - London Euston from 59 minutes, Nuneaton - Birmingham from 29 minutes).
(Timings and distances are approximate)

Viewings

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

Tenure

Freehold.

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 A.

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.

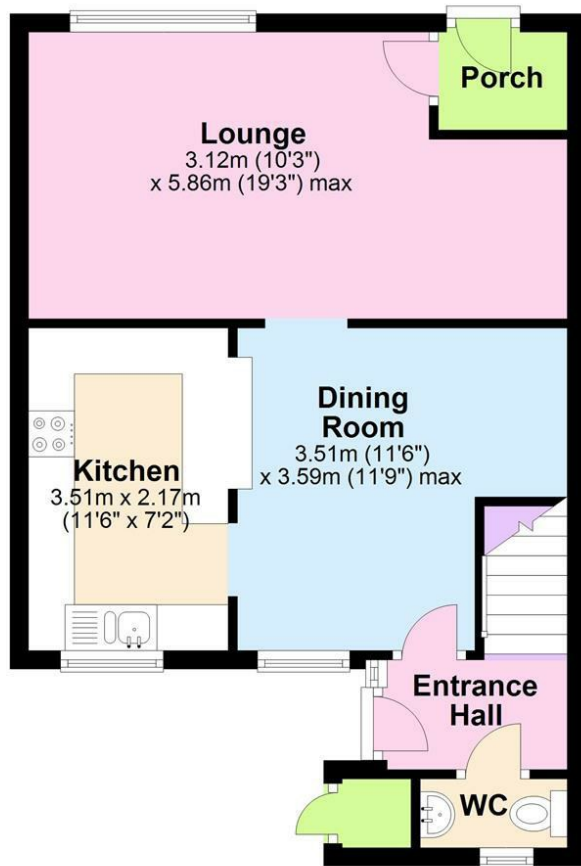
Money Laundering

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.



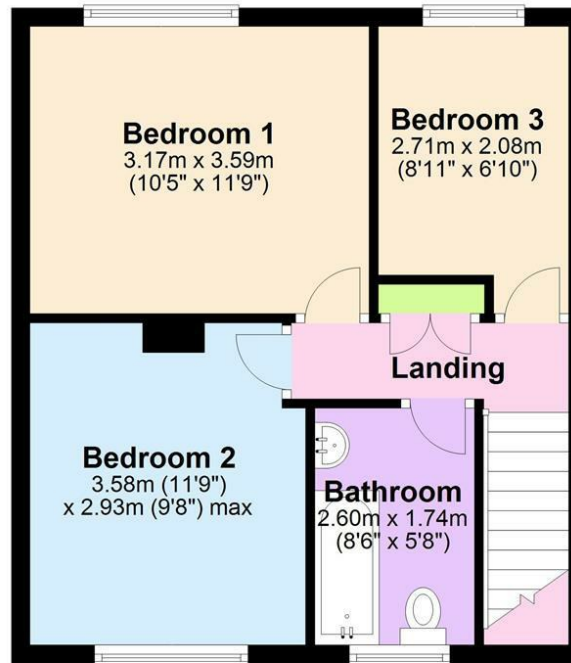
Ground Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



Total area: approx. 83.8 sq. metres (902.0 sq. feet)



Viewing by appointment only

Alexanders

7 Main Street
Market Bosworth
CV13 0JN

Telephone Sales: 01455 291471
Email: 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.