



## Newbold Road

Barlestone



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## Barlestone

- A fantastic character two bedroom property
- Wealth of character features with a clever mix of old and new
- Fully fitted shaker style kitchen
- Two double bedrooms
- Four piece family bathroom
- Large outdoor seating terrace
- Beautiful views over fields to the rear
- EPC Rating D / Council Tax Band A / Freehold

### General Description

Alexanders of Market Bosworth present to the market this fantastic character two bedroom property in the popular village of Barlestone.

Beautifully presented throughout, the property hosts a wealth of character features with a clever mix of old and new.

Enter into the sitting room with focal brick fireplace with log burner and oak mantle greets, setting the tone for the rest of the property. With large uPVC window to front elevation with built in wooden style shutters. Beyond is the dining room with Ash style laminate floor running through with feature brick built fireplace with oak mantle over and log burner in situ, opening through to the kitchen and door off to stairwell.

The kitchen is fully fitted shaker style with a range of eye and base level units, white metro style splash-back running throughout with wooden style roll edge worktop above, all complimented with a ceramic one and a half sink in-set and Windsor style chrome tap above, double three door cream range with 5 ring gas burner with extractor above and a wooden style tiled floor. Space for fridge freezer and space for washer/dryer. A uPVC window and glazed door to the side elevation opens out to courtyard garden.

Upstairs are two beautifully appointed double bedrooms the main bedroom with built in wardrobe.

A generous four-piece bathroom comprising of chrome rainfall double shower with glass doors and full height filling surround, luxurious roll-top claw footed bath and traditional style mixer tap over, pedestal mounted wash hand basin with chrome taps above and traditional WC.





Outside the garden is accessed through a gate from parking spaces at the side of the property, as well as from the kitchen.

Benefiting from a large seating area directly from the kitchen with steps up to lawned area, complimented with established borders and views over fields beyond. There is also an outside store to the rear elevation and a gate to rear communal pathway, leading to an additional brick built outside store, once the privy block for the terraces. The property benefits from an electric charge point.

#### 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 A .

#### Services

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

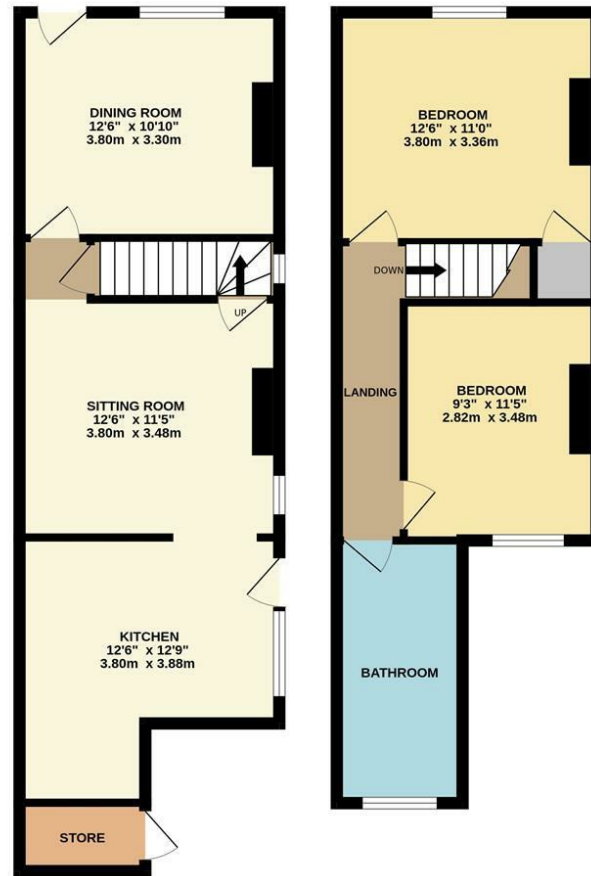
#### Measurements

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: 843 sq.ft. (78.3 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.  
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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.