

Alexanders



Main Street

Barton In The Beans



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- Four double bedroom family home
- Beautifully presented throughout
- Generous living accommodation throughout
- Driveway providing off road parking for two vehicles
- Private landscaped rear gardens
- Several seating terraces and a lovely garden room
- Cottage style frontage
- EPC Rating D / Council Tax Band E / Freehold

General Description

Alexanders of Market Bosworth are pleased to offer to the market this beautifully presented four double bedroom family home in the most sought after picturesque village of Barton in the Beans.

Old Pump Cottage was completed to exacting requirements using local reclaimed brickwork resulting in a remarkable family home of traditional design. The appealing cottage style frontage sympathetically blends into the vernacular of this historic village and boasts over 1,577 square feet of living accommodation.

Location

Barton in the Beans is a small historic village in rural Leicestershire, close to the sought after market town of Market Bosworth with its excellent local schooling including an Ofsted rated 'outstanding' Market Bosworth School and the well-regarded Dixie Grammar School.

Nearby Market Bosworth has a range of independent shops, eateries, and a monthly farmers' market and is well-connected with excellent links to train services from nearby Nuneaton, making London Euston approx. 1 hour journey. By car the M42 and M69 give easy access to Nottingham, Leicester and Birmingham including East Midlands and Birmingham Airports.



Accommodation

Internally, expect to find double glazing and oil fired central heating throughout. The generous living accommodation briefly comprises: entrance hall, formal lounge, dining room, study, pantry, fitted kitchen, utility room and WC.

To the first floor are four double bedrooms, the main affording en-suite facilities, and a three piece family bathroom.

Externally, this lovely village home affords a generous driveway providing off road parking for two vehicles and well established front gardens laid mostly to lawn. To one side of the property there is a large garden store and the other is a shared pathway to the private rear gardens which are idyllic and whimsical, landscaped with sumptuous cottage borders creating an arrangement of textures and colours, a water feature, several beautiful seating terraces and a lovely garden room.

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 E.

Services

We are advised that mains electricity, water, and drainage are connected. Oil central heating.

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.

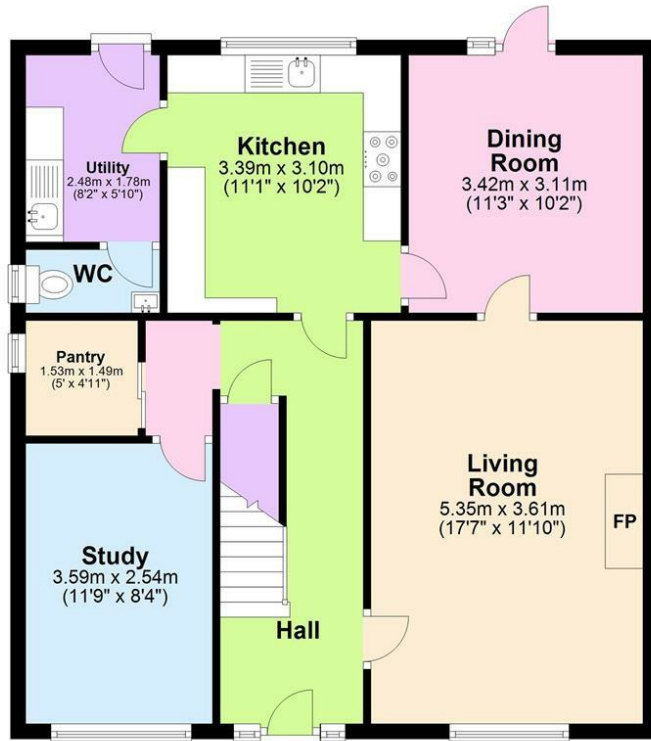
Money Laundering

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.



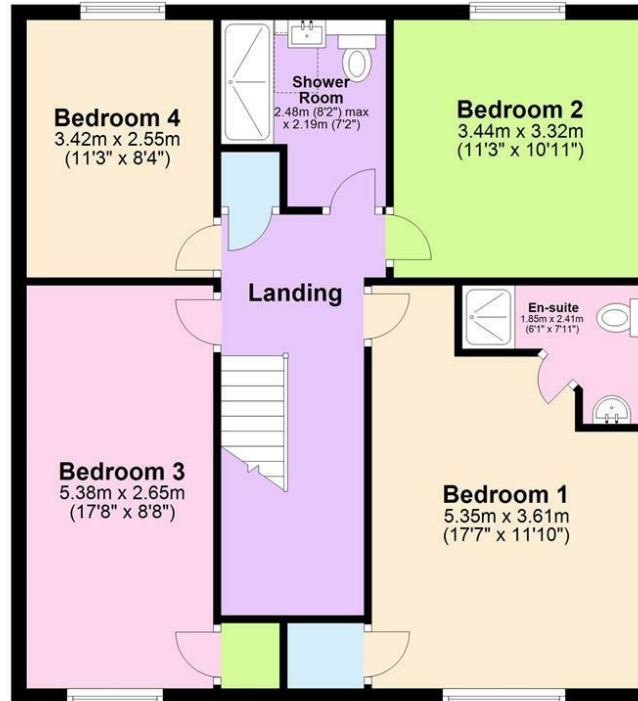
Ground Floor

Approx. 72.6 sq. metres (781.8 sq. feet)



First Floor

Approx. 73.9 sq. metres (795.6 sq. feet)



Total area: approx. 146.6 sq. metres (1577.5 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.