

Alexanders



The Tollgate

Osbaston



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Osbaston

- Period terraced home with original features
- Sitting room with feature fireplace
- Kitchen/Diner, Utility/WC
- Three good sized bedrooms
- Contemporary three piece shower room
- Private driveway
- Large mature rear garden
- Popular village location
- EPC Rating E / Council Tax Band A / Freehold

General Description

Alexanders of Market Bosworth offer to the market a delightful three bedroom terraced period home in the small hamlet of Osbaston on the outskirts of the popular village of Barlestone.

This charming cottage is believed to date back to the early 1900's and boasts a number of original features. The living accommodation is laid across two floors to comprise in brief; sitting room with feature fire, a traditional cottage style dining kitchen leading to utility room/ WC.

Upstairs there are two double bedrooms, a further good sized single bedroom and a contemporary three piece family shower room.

Externally the property affords a private drive to the front, there is shared side access to the rear garden, which is laid mostly to lawn with established borders, there are several seating areas to include a block paved area directly to the rear of the property, a raised decked area with pergola over and a further paved area at the bottom of the garden.



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 A.

Services

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

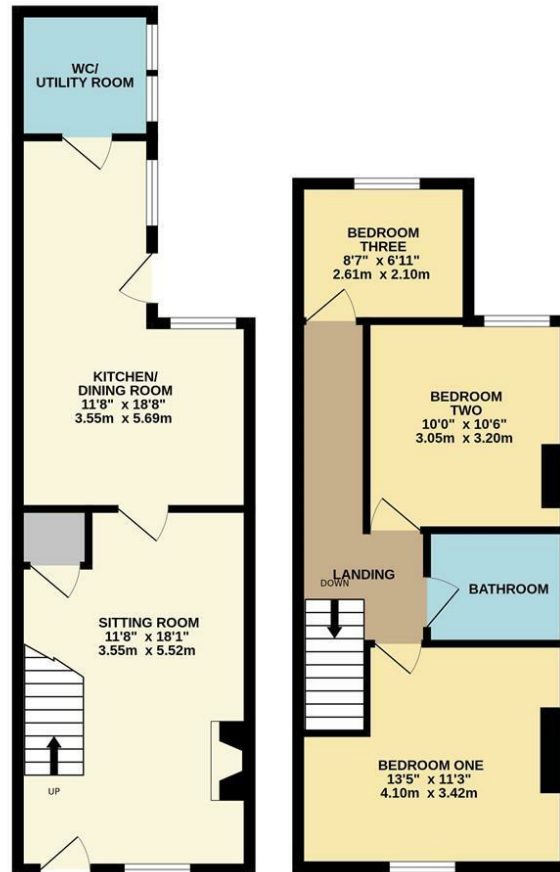
Measurements

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: 838 sq.ft. (77.9 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.



Viewing by appointment only

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