



Main Street  
Barton In The Beans







# Main Street

## Barton In The Beans

- A lovingly maintained and extended family home
- Situated in this popular village location
- Modern open plan living kitchen
- Two further reception rooms
- Four good sized bedrooms and family bathroom
- Landscaped gardens to front and rear
- Views across paddock land
- Large driveway and tandem garage
- EPC Rating E / Council Tax Band E / Freehold

### General Description

Alexanders offer to the market this spacious four bedroom family home in the most sought-after village of Barton in the Beans.

The property occupies a generous plot with open views to the rear and is set behind a large driveway providing plentiful off-road parking and access to the tandem garage, together with beautifully landscaped front gardens.

Access to the rear is via a side gate, leading to the wonderful rear garden laid mostly to lawn, there are several seating areas to include the superb, raised decking with oak pergola over. Neighbouring paddock land back onto the rear of the garden providing a private and unspoilt view of the local countryside. There is also a brick-built BBQ and large garden shed included within the sale.

### Location

Barton in the Beans is a small historic village in rural Leicestershire, close to the sought-after town of Market Bosworth with its excellent local schooling including Ofsted 'outstanding' Market Bosworth School and the well-regarded Dixie Grammar School. This much favoured charter market town has a thriving community and plays host to a range of independent shops, eateries and a monthly farmers' market. The village of Barton in the Beans is well-connected with excellent commuter links. There is a train service from nearby Nuneaton to London Euston taking approx. 1 hour. By car, the M42 and M69 are easily accessible.









## Accommodation

Internally, the property has been extended over recent years incorporating a lovely open plan kitchen/diner, large dining room and spacious front sitting room. The kitchen includes a range style cooker with five ring hob, two ovens and grill with extractor over, an inset one and a half bowl porcelain sink unit and dishwasher.

Further to this is a useful utility area with space for washing machine and tumble dryer, there is also a storage cupboard and access into the tandem garage, which is currently utilised to fit two cars, yet offers huge potential to create further living accommodation to the ground floor.

Upstairs, there are four generous bedrooms with the main bedroom benefiting from built in wardrobes. The contemporary family bathroom is also of generous size tiled fully to the floor and walls, with panelled bath with rainfall shower head over, wash hand basin, low flush lavatory and chrome heated towel rail.

## Viewings

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

## Tenure

Freehold.

## Services

We are advised that mains electricity, water, and drainage are connected. The property is serviced by LPG gas supply.

## 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 FLOOR AREA: 1566 sq.ft. (145.5 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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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.



