

Alexanders



Barton Road

Barlestone





VENT GARDEN

Alexanders

Barton Road, Barlestone

- Traditional 1930s five bedroom house
- Full of original features
- Walking distance to village centre
- Open plan kitchen
- Four reception rooms
- Mature south facing garden
- Garage and large driveway for five vehicles
- Popular village of Barlestone with TMBS school catchment
- EPC Rating D / Council Tax Band D / Freehold

General Description

Alexanders are delighted to introduce to the market a substantial five bedroom 1950's detached family house on the ever popular Barton Road, Barlestone. Located a short walk to the superb village amenities on offer to include an array of shops, pubs and eateries along with a local primary school and excellent commuter links.

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.





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Accommodation Summary

This impressive family house sits back from the road behind a generous gravelled gated driveway, providing parking for five vehicles comfortably with access into a larger than average integrated garage. To the rear of the property is a wonderful mature garden, stocked heavily by the current owners over many years. There are several seating areas, garden pond and established borders.

Internally, expect to find warm and inviting interiors with many original period features to include original parquet flooring, picture rails and fireplace. As you enter the spacious entrance hall expect to find stairs rising to first floor, and doors through to the large sitting room which in turn leads to the formal dining room, and then into the spacious open plan living kitchen with bifold doors into the garden. There is also a further sitting room and study accessed from the kitchen. Upstairs, there are four bedrooms on the first floor with two bathrooms and a further double bedroom positioned on the second floor.

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 D .

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.





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Ground Floor

Approx. 115.9 sq. metres (1247.8 sq. feet)



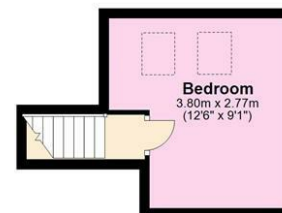
First Floor

Approx. 67.2 sq. metres (723.5 sq. feet)



Second Floor

Approx. 14.1 sq. metres (151.3 sq. feet)



Total area: approx. 197.2 sq. metres (2122.7 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.



Alexander