

Alexanders



Bosworth Road
Barlestone



Bosworth Road

Barlestone

- No upward chain
- Three bedroom family home
- Generous off-road parking
- Landscaped gardens
- Detached double garage
- Sitting room with sliding doors
- Contemporary kitchen with shaker style units
- Understairs cupboards and WC
- EPC Rating C / Council Tax Band C / Freehold

General Description

Alexanders offer to the market WITH NO UPWARD CHAIN, a spacious and beautifully presented three bedroom detached family home with generous off-road parking and landscaped rear gardens, situated in the heart of the village of Barlestone. The village has an array of shops, pubs and eateries along with a local primary school and good access to road networks.

Accommodation

Presented in superb order throughout, set over two floors, enter into the entrance hall with useful downstairs cupboards and WC, stairs rising to three bedrooms and the family bathroom. To the ground floor, there is a dual aspect sitting room with sliding doors to the rear garden, dining room and contemporary kitchen with shaker style units and integrated appliances. Outside, the garden has been landscaped mostly to lawn with established borders to surround and several paved seating area. There is off-road parking to the front and side of the property, giving ample parking and access to the detached double garage. To the front, the property is set behind low maintenance gardens with post and beam fence to surround.



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.

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 and there is gas fired central heating.

Local Authority

Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley LE10 0FR (01455) 238141. Council Tax Band C.

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. 44.4 sq. metres (477.7 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



Total area: approx. 84.7 sq. metres (911.6 sq. feet)



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

Alexanders

7 Main Street
Market Bosworth
CV13 0JN

Telephone Sales: 01455 291471
Email: mbsales@alexanders-estates.com