



Manor Road

Barlestone

- Three bedroom detached home positioned on a generous plot
- Well maintained living accommodation with uPVC double glazing
- Living room with wood burning stove
- Spacious kitchen / dining room
- Contemporary family bathroom
- Large drive, vehicle charging point and detached single garage
- Dual access to rear patio area and wooden pergola
- Outside fully insulated cabin with power and lighting
- EPC Rating C / Council Tax Band C / Freehold

General Description

Alexanders of Market Bosworth offer to the market this three bedroom detached family home positioned on a generous plot in the heart of the village of Barlestone.

Accommodation

Expect to find well maintained living accommodation with uPVC double glazing and gas fired central heating, provided by a newly installed boiler, set over two floors to comprise; entrance hall, living room with wood burning stove, conservatory, fitted kitchen/diner with French doors opening into the rear garden, three double bedrooms and bathroom. Outside, the front gardens are laid to gravel with driveway providing parking for several vehicles with an electric car charging point and double gates providing access to the detached single garage. Uniquely this property has dual access, with a gate on the other side providing direct access to the studio at the back. The rear gardens are laid to lawn, with patio area and wooden pergola, shrubbery and gravelled pathway leading to a fully insulated cabin with power and lighting connected.



Location

The village of Barlestone affords many amenities including shops, a primary school, pubs, and restaurants. Good secondary and private schooling options are also available nearby in the historic and revered Market Bosworth, and is positioned well for commuters, with the M69/M1 and M42 motorways all within reach giving access to Birmingham, Leicester and Nottingham.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN

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. 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

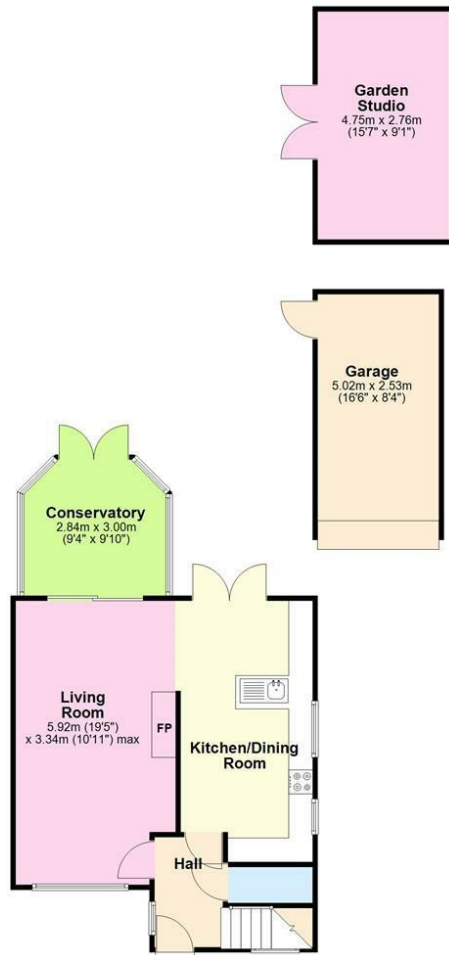
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note

These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Ground Floor
Main area: approx. 49.1 sq. metres (528.7 sq. feet)
Plus outbuildings, approx. 25.9 sq. metres (277.6 sq. feet)



First Floor
Approx. 40.9 sq. metres (440.6 sq. feet)



Main area: Approx. 90.0 sq. metres (969.3 sq. feet)
Plus outbuildings, approx. 25.9 sq. metres (277.6 sq. feet)



The market is moving.

So can you.

Alexanders
MarketMakers.