



**w****ards**  
estate agents

**86 Barton Road**

Barlestone, Nuneaton, CV13 0ER

**Offers in excess of £350,000**

## 86 Barton Road

Barlestone, Nuneaton, CV13 0ER

Early viewing is highly recommended of the deceptively spacious **FOUR BEDROOM/TWO BATHROOM FAMILY DETACHED HOUSE** with is situated in this attractive roadside postilion and being within the catchment for the highly regarded Market Bosworth High School and Bosworth College.

Internally the accommodation offers versatile/adaptable family living space in excess of 1960 sq ft and benefits from uPVC double glazing and Gas central heating (Combi Boiler) On the ground floor family reception room, bedroom 4, library/study/home working space, integrated breakfasting kitchen, fully tiled Japanese bathroom and spacious inner hallway with feature Spiral Staircase. To the first floor there are **THREE GENEROUS DOUBLE BEDROOMS** and Family Bathroom with 3 piece White suite.

Block paved frontage provides ample car standing spaces with wrought iron side access gates to the carport and onto the Detached Tandem Garage. There is lighting to the carport and an under house store. Generous private and enclosed rear garden plot with large lawn area and good sized patio- ideal for family/social outside entertaining. Bark play area and chicken run.

This highly sought after area offering an abundance of local amenities including shops and restaurants. There are two parks, one for younger, one for older children with a basketball court. Skateboard Park & Adult exercise area.

Situated within easy access of major road network links via the M1 motorway J21/21a/22 and with nearby train stations at Hinckley and Nuneaton that provide an excellent commuting facility into major cities including London.

### Additional Information

Gas Central Heating-Worcester Bosch Combi - serviced

uPVC Double Glazed Windows

Most rooms re-plastered

Gross Internal Floor Area - 182.2 Sq.m /1961.4 Sq.Ft.

Council Tax Band - E

Secondary School Catchment Area - Bosworth Academy & The Market Bosworth School

### Front Porchway

uPVC front entrance door which leads into the Reception Room

### Reception Room

16'9 x 12'0 (5.11m x 3.66m)

A lovely spacious family living room with double glazed bow window to the front elevation. Solid Oak wood flooring. Feature inset hearth with Log Burner





### Inner Hallway

14'0 x 13'3 (4.27m x 4.04m)

Solid Oak flooring. Feature Spiral staircase to the first floor accommodation.

### Coats/Storage Cupboard

7'7 x 3'11 (2.31m x 1.19m)

Large extremely useful storage/coats cupboard with lighting

### Double Bedroom 4

11'0 x 10'11 (3.35m x 3.33m)

A good sized versatile room which is currently being used as a playroom. Front aspect window.

### Kitchen /Breakfast Room

19'1 x 8'7 (5.82m x 2.62m)

Fitted with a comprehensive range of base and wall units with complimentary work surfaces with upstands and inset stainless steel sink with mixer tap. Integrated double electric oven, Electric Hob & Chimney Extractor Fan above. Space for dishwasher and washing machine. Worcester Combi Boiler. Cosy breakfast seating area with Delph Shelf. Tiled flooring. Double glazed rear aspect window and door to the side elevation/carport.

### Dining Room/Library//Home Working

13'0 x 10'9 (3.96m x 3.28m)

A versatile/adaptable room with solid Oak wood flooring. Double glazed French doors to the rear garden.

### Ground Floor Japanese Bathroom

6'10 x 4'10 (2.08m x 1.47m)

Being fully tiled and comprising of a 3 piece White suite including Japanese Bathtub(half size deep bath) with mains shower above, pedestal wash hand basin and low level WC. Opaque rear window.

### First Floor Landing

14'8 x 10'7 (4.47m x 3.23m)

Built in storage cupboard with useful shelving. Doors to family bathroom and bedrooms.

### Double Bedroom One

17'2 x 14'2 (5.23m x 4.32m)

Rear aspect window which enjoys a view over the gardens.Two Front Velux windows. Eaves storage.

### Double Bedroom Two

14'5 x 12'7 (4.39m x 3.84m)

A second spacious double bedroom with front aspect window.

### Double Bedroom Three

17'3 x 8'6 (5.26m x 2.59m)

A third extremely good sized double bedroom with slight height restriction. Wooden Velux window.

### Partly Tiled Family Bathroom

8'7 x 7'6 (2.62m x 2.29m)

Comprising of a White 3 piece suite which includes panelled bath, pedestal wash hand basin and low level WC. Rear aspect window. Chrome heated wall radiator.

### Outside

Block paved frontage provides ample car standing spaces with wrought iron side access gates to the carport and onto the Detached Tandem Garage. There is lighting to the carport and an under house store. Generous private and enclosed rear garden plot with large lawn area and good sized patio- ideal for family/social outside entertaining. Bark play area and chicken run.





#### **Store Room**

6'3 x 3'5 (1.91m x 1.04m)

Further good storage space.

#### **Tandem Length Detached Garage**

29'10" x 10'8" (9.09m x 3.25m)

Brick built tandem length brick built garage with light and power, also having a side entrance door to the garden. Rear workshop area- very useful for home working space.

#### **Outside Store/Workshop**

8'8 x 4'11 (2.64m x 1.50m)

With light and power. Extremely good potential for home working space.



#### **School catchment areas**

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

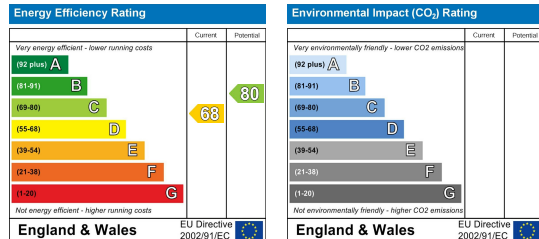
## Floor Plan



## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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