

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, serif font.

44 Newbold Road, Barlestone, Warwickshire, CV13 0DZ

£269,950

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Detached House
- Extended
- Bathroom and Shower Room
- Council Tax Band\*: D
- Garage & Off Road Parking
- Two Double Bedrooms
- Village Setting
- Price: £269,950

## Overview

**\*\* OFFERED WITH NO UPWARD CHAIN \*\*** This TWO BEDROOM DETACHED HOUSE (formally three bedrooms) enjoys a ground floor EXTENSION and features a garage and off road parking. In brief this characterful family home comprises an entrance porch, lounge, kitchen/diner, utility/boiler room, w.c and shower room, with stairs rising to the first floor landing and giving way to the four piece bathroom suite and two double bedrooms. Externally the property enjoys an ample frontage to accommodate off road parking for multiple vehicles, a garage and a modest low maintenance rear garden. Early viewings come highly advised to appreciate this one of a kind family home. EPC RATING D.

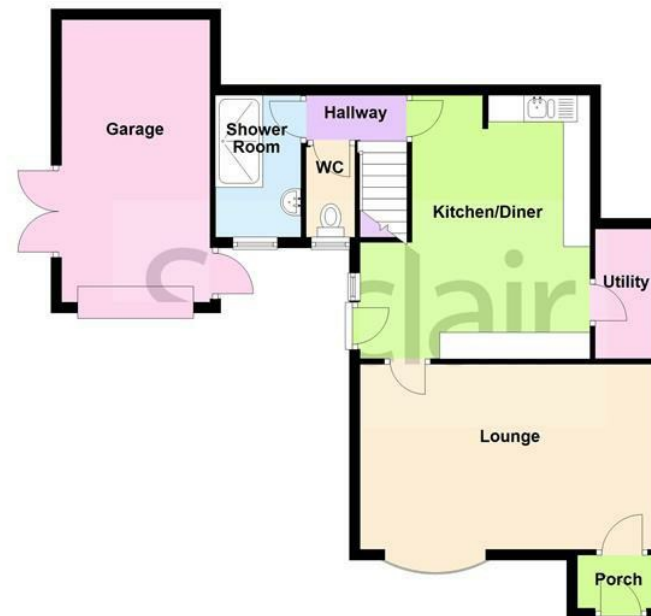
## Location\*\*

Barlestone is a village and civil parish in the Hinckley and Bosworth district of Leicestershire. The village public house is The Three Tuns and there are also four Churches, a primary school, a food store, two hairdressers, a post office, takeaways, Barlestone St Giles Sports & Social Club and two Indian restaurants. Although coal miners lived in the village, there was never a mine at Barlestone but a pit wheel monument was installed during the late 80's to commemorate the miners. The popular village of Market Bosworth is located within 4 miles and has further popular public houses, restaurants and shops. Nearest Airport: East Midlands (17.4 miles) Nearest Train Station: Leicester (12.1 miles) Nearest Town: Hinckley (8.4 miles) Nearest Motorway Access: M1 (J22).



**\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.**

Ground Floor



First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Porch

Entered through an opaque uPVC front door and giving way to the lounge.

#### Lounge

18'5" x 12'5" (5.61m x 3.78m )

Enjoying a dual aspect with uPVC double glazed windows to front and side, exposed timber beams, wall lighting, electric effect fireplace set within a decorative surround and hearth.

#### Kitchen/Diner

13'8" x 16'3" (4.17m x 4.95m )

Inclusive of a range of wall and base units with rolled edge work surfaces, a one and a half bowl sink and drainer unit, having space and plumbing for appliances with a further free standing gas cooker, timber effect vinyl flooring, exposed timber beams and having a uPVC double glazed window to side.

#### Utility/Boiler Room

4'0" x 8'0" (1.22m x 2.44m )

Comprising the gas fired central heating boiler and having both light and power and finished with a timber framed multi paned single glazed window to side.

#### W.C

Comprising a low level assisted smart w.c, ceramic tiled flooring, part tile effect walls, and having an opaque uPVC double glazed window to front.

#### Shower Room

5'3" x 9'1" (1.60m x 2.77m )

Comprising a pedestal wash hand basin with mixer tap, shower enclosure with electric power shower over, non slip flooring, electric wall heater and uPVC double glazed window to front.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing gives way to two double bedrooms and the four

piece bathroom suite, a dual aspect with uPVC double glazed windows to both left and right elevations and having exposed timber beams.

#### Bedroom One

9'9" (to fitted wardrobes) x 13'2" (2.97m (to fitted wardrobes) x 4.01m )

Enjoying a range of fitted wardrobes a bed enclosure and having a uPVC double glazed window to front.

#### Bedroom Two

10'8" x 12'1" (3.25m x 3.68m )

Having a loft hatch and uPVC double glazed window to side.

#### Bathroom

8'2" x 12'7" (2.49m x 3.84m )

This four piece suite comprises a low level push button w.c, corner double shower enclosure, a panel bath, a pedestal wash hand basin with part tiled walls, vinyl flooring, loft hatch, extractor fan, an airing cupboard housing the hot water cylinder and featuring an opaque uPVC double glazed window to front.

### OUTSIDE

#### Private Rear Garden

Accessible via the garage the rear garden comprises timber close board fence panelling and an artificial lawn.

#### Garage

9'2" x 17'5" (2.79m x 5.31m )

Entered via an up and over door to front with timber framed side door, a double set of timber framed doors accessing the rear garden and having both light and power.

#### Front

A double tarmac driveway provides off road parking for multiple vehicles and sits adjacent to a paved courtyard which is in turn surrounded by a dwarf brick wall and facilitates access to the front door which in turn is complemented by wall mounted lantern style lighting.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

## Special Note To Buyers

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\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

## Photographs

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