



2 Barton Court Nailstone Road,
Barton in the Beans,
CV13 0PU



GENERAL

A lovely family home located in the quiet village of Barton In The Beans. Built by local builders Cadeby Homes, 2 Barton Courts sits in a small development of just three houses in a lovely village location. The well planned accommodation includes on the ground floor, a living kitchen to the rear overlooking the garden, utility room, cloakroom and sitting room. On the first floor, the main bedroom has an en-suite shower room, and there are three further good size bedrooms and a luxurious family bathroom. Outside, there is a pretty garden to the rear, which is not overlooked and to the front there is a driveway leading to the single garage. Please note that access to the small development of 3 properties is via a private drive for their exclusive use.



LOCATION

Barton in the Beans is located approximately three miles North of Market Bosworth. It lies in some of West Leicestershire's prettiest countryside with some lovely walks from the village towards Congerstone and Shackerstone. The village has a rich history. In the 18th century, it was an important centre for the Baptist Church and the Minister of Barton was the notable clock maker, Samuel Deacon (1746-1816). Market Bosworth is, without doubt, one of the most highly regarded and exclusive towns in West Leicestershire with some lovely shops and restaurants overlooking the historic market place and a fantastic range of sporting facilities including bowls, rugby and tennis club. Market Bosworth is also home to the highly regarded Dixie Grammar School and The Market Bosworth School has recently been rated "outstanding" by Ofsted. Congerstone Primary school is also within the catchment.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into entrance hall.

ENTRANCE HALL

The entrance hall has a wooden laminate floor, doors to living areas, useful storage cupboard and central heating radiator. Stairs rising to the first floor.

SITTING ROOM

17'08 x 9'05

A lovely room with window to the front fitted with white shutters. Laminate flooring and central heating radiator.

LIVING KITCHEN

22'07 max 13'04 max

A wonderful kitchen / living space which is very much the heart of the house. The kitchen area is fitted with a generous range of grey wall and base units with polished quartz working surfaces over. There is a central island unit with breakfast bar. Integrated appliances include a Smeg wall mounted double oven, Smeg induction hob with extractor over, Bosch dishwasher and fridge freezer.

There is a dining / sitting area with patio doors seamlessly connecting the garden to the indoor space.

UTILITY ROOM

W.C

With low flush lavatory, wash hand basin and central heating radiator.

STAIRS TO THE FIRST FLOOR

Stairs rise from the entrance hall to the first floor landing.

FIRST FLOOR LANDING

With doors off to the bedrooms and bathroom. Airing cupboard, attic hatch with pull down loft ladder and central heating radiator.

BEDROOM ONE

14'09 x 11'03

With window to the front fitted with white shutters and central heating radiator. Door into the en-suite shower room.

EN-SUITE

White suite comprising large shower enclosure, low flush lavatory and wash hand basin, There is a window to the side and chrome heated towel rail.

BEDROOM TWO

13'01 x 11'03

Overlooking the rear garden. Central heating radiator.

BEDROOM THREE

13'10 max 11'11 max

Overlooking the rear garden with fitted storage cupboard. Central heating radiator.

BEDROOM FOUR

9'11 x 8'11 to wardrobes

This room is being used as a dressing room and has a bank of fitted wardrobes, window to the front with fitted with shutters. Central heating radiator.

BATHROOM

A luxurious bathroom with a panelled bath with central taps, shower over with glass screen, low flush lavatory and wash hand basin. There is a wall mounted mirror and chrome heated towel rail.

GARAGE

17'09 x 9'08 max 8'01 min

With up and over door to the front, power sockets and lighting. There is a small section of storage in the eaves to the front of the garage.

OUTSIDE

To the front of the property there is a block paved driveway with gated access to both sides of the house. There is an EV charging point.

GARDEN

To the rear is a pretty rear garden. There is a large porcelain patio directly to the rear of the house and the rest is mainly laid to lawn with planted raised sleeper beds to both sides. There is an outside electric socket, water tap and lighting.

COUNCIL TAX

Hinckley & Bosworth - Band E











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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