



99 Barton Road,  
Congerstone,  
CV13 6NB





£750,000

### GENERAL

An exquisite village house which has been renovated and re modelled with considerable style in recent years. No. 99 Barton Road is a house which is full of character with a carefully planned layout that includes a sensational open plan living kitchen with patio doors opening onto the garden, an elegant sitting room with wood burning stove and home office. On the first floor, there are four bedrooms with an en-suite to the master and a family bathroom. Outside there is a landscaped south facing garden and a double garage.



## LOCATION

Congerstone is widely considered to be one of the most desirable villages to live in West Leicestershire. There is a well respected primary school, restaurant/public house and pleasant walks along the Ashby canal. The historic town of Market Bosworth lies to the south where there is a choice of private and state schooling together with an interesting range of shops and restaurants. In Ashby de la Zouch to the North there is a more comprehensive range of amenities. The property is well located for access to the M42 and M1 and consequently Birmingham, Leicester and Coventry are all commutable.

## THE HOUSE

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

## RECEPTION HALL

A magnificent introduction to the house. There is an oak staircase to the first floor, tiled floor, beamed ceiling and central heating radiator. Understairs storage cupboard.

## SITTING ROOM

16'1" x 14'7"

An elegant room, the principal feature of which is the wood burning stove set in a fireplace with a grit stone surround. There is a beamed ceiling and central heating radiator.

## HOME OFFICE

15'3" x 9'

There is a beamed ceiling with central heating radiator.

## CLOAKROOM

With a low flush lavatory, chrome ladder style towel rail and sink unit.

## LIVING KITCHEN

22'5" x 15'9"

A wonderful open plan living space. The kitchen is fitted with a traditional range of base and wall cabinets with Corian work surfaces and inset sink unit. There is an impressive central island unit with induction hob and extractor over, breakfast bar and storage/drawers beneath. There are also a generous range of integrated appliances including a "Neff" double oven and fridge freezer, two vertical radiators, tiled flooring and sliding patio doors opening onto the garden. The kitchen opens directly into the living area.

## LIVING AREA

16' x 13'

There is a vaulted ceiling with two roof lights and sliding patio doors opening onto the garden.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

## FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms and bathroom.

## MASTER BEDROOM

16' x 12'

The master bedroom, which overlooks the garden, is accessed through a dressing area where there are fitted wardrobes. Central heating radiator.

## EN-SUITE

A luxurious en suite with walk in shower enclosure with rainfall and hand held shower attachments, floating wash hand basin, bath with shower fixture, low flush lavatory and ladder style towel rail.

## BEDROOM TWO

15'4" x 8'2"

A double bedroom with central heating radiator.

## BEDROOM THREE

14'10" x 9'8"

A double bedroom with central heating radiator.

## BEDROOM FOUR

15'4" x 6'3"

Central heating radiator.



## BATHROOM

A stylish family bathroom with a contemporary bath with a contemporary floor standing tap with shower fixture and hand held shower attachment, floating wash hand basin, shower enclosure with rainfall and hand held shower attachments, low flush lavatory. Tiling to the floor and walls. Radiator.

## OUTSIDE

The house is set back from the road with a low wall running along the front boundary and a wrought iron hand gate opening onto a path leading to the front door.

## THE MAIN GARDEN

The garden is mainly South facing making it a real sun trap over the summer months. There is a large terrace adjoining the house which is perfect for outdoor dining. Steps rise from the terrace to the main lawn. A gate at the back of the garden leads to the DOUBLE GARAGE and OFF ROAD PARKING

## COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band F.









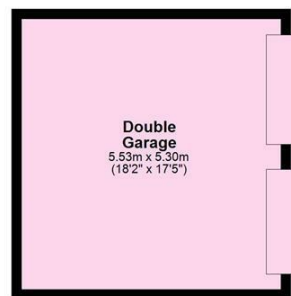






99  
BAYTON RD

Ground Floor



First Floor



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 61                      | 66        |
| (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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