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Nailstone Road
Barton In The Beans

- Substantial home with no upward chain
- Spacious and versatile accommodation
- Fitted kitchen with integrated appliances
- Spacious sitting/dining room
- Bright garden room overlooking rear aspect
- Main bedroom with en suite and wardrobes
- Wrap-around gardens with extensive patio
- Tarmac driveway and integrated garage
- EPC Rating D / Council Tax Band D / Freehold

Alexanders are delighted to bring to the market this well-proportioned and immaculately presented home, offered with no upward chain. Located in the sought-after village of Barton in the Beans, the property provides spacious and versatile accommodation throughout.

The ground floor is well laid out, beginning with a welcoming entrance hall that provides access to the living areas. The generous sitting/dining room offers a bright and versatile space, spanning the length of the property, and is ideal for both everyday living and entertaining, with ample room for formal dining. The garden room is located to the rear and enjoys views over the spacious rear garden, creating an additional reception area filled with natural light. The kitchen is fitted with a range of units and appliances, and there is a door to a useful utility room. A ground-floor WC completes the downstairs accommodation.

To the first floor, the main bedroom is a well-proportioned double room and benefits from its own en-suite shower room, as well as fitted wardrobes. There are two further bedrooms, one of which benefits from fitted storage, and both are served by a family bathroom, completing the first-floor layout.

To the front of the property is a tarmac driveway with gated side access on both sides and access to the integrated garage, where the boiler is located. The rear garden provides a peaceful setting, mainly laid to lawn with mature borders, and there is a wrap-around patio area. A timber storage structure/summer house is located to the rear of the garden.

Location:
Barton in the Beans is situated approximately three miles north of Market Bosworth, surrounded by some of West Leicestershire's most attractive countryside, with picturesque walks towards Congerstone and Shackerstone. The nearby town of Market Bosworth is highly regarded, offering a variety of independent shops, restaurants and amenities centred around its historic market square. The area also benefits from excellent sporting facilities, including bowls, rugby and tennis clubs. Well-regarded local schooling includes The Dixie Grammar School, Market Bosworth School (rated "Outstanding" by Ofsted), and Congerstone Primary School, which falls within the catchment area.

Method of Sale:
The property is offered for sale by Private Treaty.

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.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band D.

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

Services:
The property is connected to mains electricity, water, and drainage.

Heating is provided by an oil-fired central heating system.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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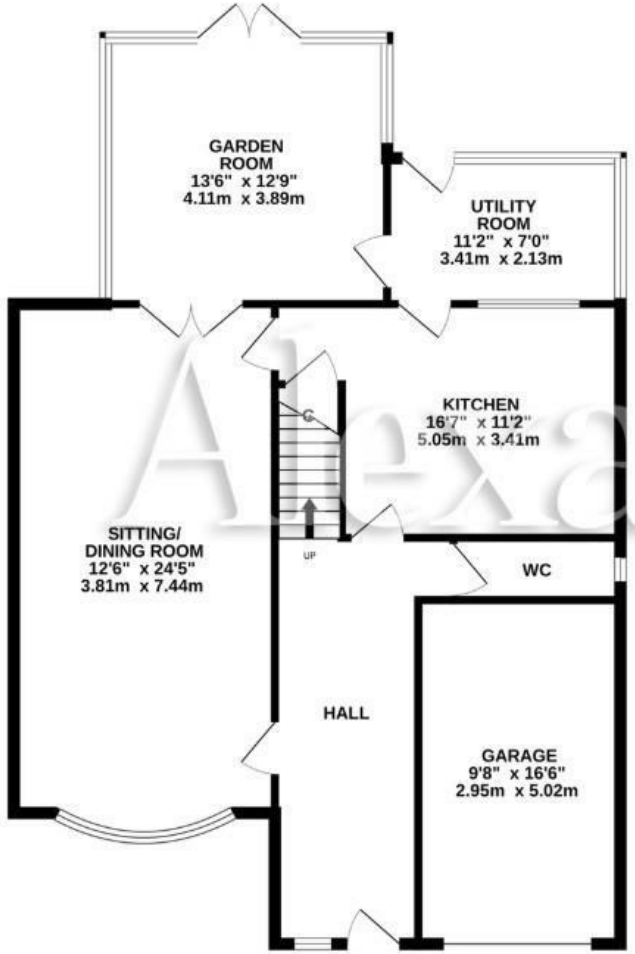
Money Laundering:

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
1070 sq.ft. (99.4 sq.m.) approx.

TOTAL FLOOR AREA : 1778 sq.ft. (165.2 sq.m.) approx.

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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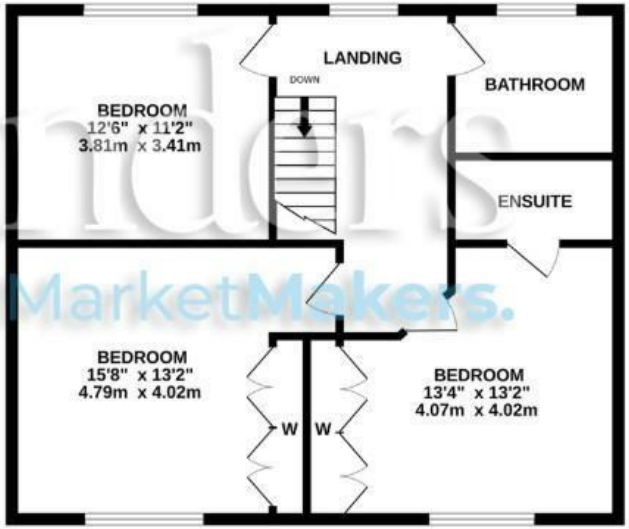
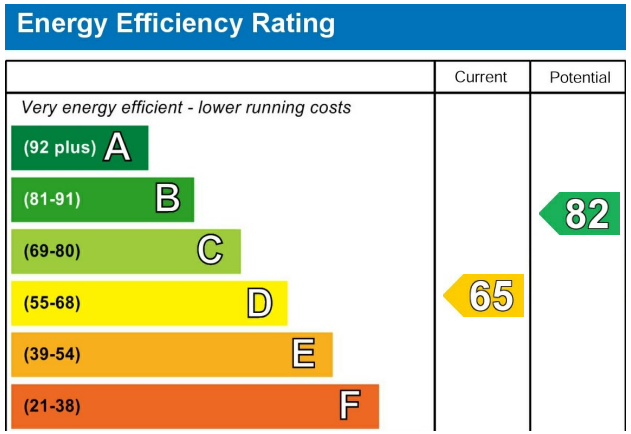


1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



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