





# Barton Lane Nailstone

- Newly refurbished three bedroom property
- Modern design with comfort in mind
- Underfloor heating throughout
- Spacious kitchen with integrated appliances
- Light airy living room with feature fireplace
- Three large bedrooms one with French doors to the rear
- Low maintenance garden with stunning views
- Envious location between two sought after villages
- EPC Rating D / Council Tax Band D / Freehold

Nestled on the charming Barton Lane in Nailstone, this delightful semi-detached bungalow offers a perfect blend of comfort and countryside charm. With three well-proportioned bedrooms, including one that boasts elegant French doors leading to the garden, this home is designed for both relaxation and entertaining.

The living room is a true highlight, featuring a large window that floods the space with natural light, complemented by a striking feature fireplace that adds warmth and character. This inviting area is perfect for family gatherings or quiet evenings in.

The property also includes two modern bathrooms, ensuring convenience for both residents and guests. The layout is thoughtfully designed to provide a seamless flow throughout the home, making it ideal for families or those looking to downsize without compromising on space.

One of the standout features of this bungalow is the breathtaking sweeping views of the countryside at the back, offering a serene backdrop that enhances the overall appeal of the property. Whether you are enjoying a morning coffee or hosting a summer barbecue, the picturesque scenery is sure to impress.

In summary, this semi-detached bungalow on Barton Lane is a wonderful opportunity for anyone seeking a peaceful retreat with modern amenities and stunning views. It is a perfect place to call home, combining comfort, style, and the beauty of the surrounding landscape.





## General Description

Alexanders offer to the market a character filled single story property set in wonderful open countryside. Far reaching views to both front and rear elevations, set between Barton in the Beans and Nailstone, a stone's throw from the revered and historic Market Bosworth.

## Accommodation

The property has undergone a full 'back to brick' refurbishment in 2025 under the current ownership, and now offers a wealth of contemporary and well thought out living space. Offering versatility in abundance the property now boasts three bedrooms, two bathrooms, a lovely sitting room with feature fireplace and show stopping kitchen/dining room with unspoilt views across local countryside. The kitchen is fitted with a range of appliances and features a large island with seating to surround. The property also benefits from underfloor heating throughout.

## External

Externally, the property boasts a large block paved driveway allowing for ample parking side by side. The rear garden is laid to lawn with iron fencing giving full access to enjoy the stunning views on offer.

## Location

Set between the picturesque village of Barton in the Beans and Nailstone, just a stones throw away from the sought after historic town of Market Bosworth providing an assortment of amenities including independent shops and coffee shops, lovely country pubs/restaurants and there is a weekly market and monthly farmers market held in the historic square. The villages around Market Bosworth also have an excellent reputation for its schooling, both state and private, including The Dixie Grammar School and The Market Bosworth School; an Ofsted 'outstanding' school.

## 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 a Calor Gas 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.







Technical Information

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

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.

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	65
(39-54) E		
(21-38) F		





