

Alexanders
MarketMakers.

Newbold Road
Barlestone

- Detached home with no upward chain
- Spacious dual-aspect sitting room
- Kitchen/diner with separate utility
- Two generous double bedrooms
- Stylish four-piece family bathroom
- Detached garage with private access
- Large driveway for multiple cars
- Sought-after village location
- EPC Rating D / Council Tax Band D / Freehold

Alexanders are delighted to bring to the market this detached home, offered with no upward chain and presenting excellent potential for further enhancement. Located in the sought-after village of Barlestone, the property provides spacious and traditional accommodation throughout and is complimented by a large driveway offering parking for multiple vehicles.

An entrance porch to the front elevation leads to the generous full width sitting room which benefits from a feature gas fireplace. The breakfast kitchen offers plenty of storage in base and wall mounted cabinetry and there is a separate utility room which houses the boiler. A ground floor shower room with a separate WC completes the downstairs accommodation.

To the first floor, there are two double bedrooms, one of which is fully fitted with built in cabinetry. The contemporary four piece family bathroom is very spacious in size and includes a useful storage cupboard.

The property is set back from the road, framed by a block paved area in an elevated position with a large tarmac driveway to the left offering parking for multiple vehicles. There is a detached garage with pedestrian doors to both elevations giving access to a very private and low maintenance seating area laid with Astroturf.













Location:
Barlestone is a popular Leicestershire village, surrounded by attractive countryside, situated just over 3.5 miles from the revered market town of Market Bosworth. The village remains well placed for commuters, with excellent access to the A5, M1 and M69 linking Leicester, Birmingham and Nottingham. The village offers a range of local amenities including shops, pubs, sports facilities and the well-regarded Barlestone Church of England Primary School, with further schooling available nearby in Market Bosworth and Hinckley. Rail services from nearby Hinckley and Nuneaton provide direct connections to Birmingham and London, making Barlestone an ideal location for families and professionals alike.

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:
Freehold.

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 gas, electricity, water, and drainage.

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.

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.



