



# Barton Road Congerstone

- A beautifully modern five bedroom family house
- Desirable village setting close to Market Bosworth
- Excellent corner plot with double width drive
- Converted garage into self-contained accommodation
- Immaculately presented contemporary interiors
- Open-plan kitchen/dining/family area with utility
- Two reception rooms and a study
- Landscaped gardens with seating areas
- EPC Rating D / Council Tax Band F / Freehold

Located in the sought after village of Congerstone, this detached house offers modern interiors with generous living space. The property includes five bedrooms and four bathrooms, providing flexible accommodation across two floors.

The home features three reception rooms, offering versatile spaces that could be used as living areas, dining rooms, or a home office. The kitchen is contemporary in style, with quality fixtures and fittings, and flows easily into the rest of the living areas.

A standout feature of the property is the double garage, which has been converted to provide additional, self-contained style accommodation including a bedroom with en suite and a kitchenette, offering excellent additional accommodation.

Outside, the landscaped garden includes seating terraces, providing space to relax or dine outdoors. Parking is available for up to three vehicles.





### **General Description:**

Alexanders present this beautifully presented family home, set on a corner plot in the village of Congerstone, Leicestershire. With modern interiors and generous room sizes over two floors, this beautifully appointed property enjoys flexible accommodation, centered around an open-plan kitchen, dining, and family area.

### **Accommodation:**

Built by Morris Homes under the "Pickmere" design, the property features a welcoming entrance hall with a striking central staircase that provides access to the sitting room with a feature brick fireplace, a second reception room currently used as a home office, a guest cloakroom, a utility room, and the stunning open-plan kitchen, dining, and family area. The first floor includes four generous bedrooms, the main bedroom features a spacious dressing area and an en suite, a Jack and Jill bathroom services two further bedrooms and a contemporary family bathroom. In all, the accommodation extends to approximately 2,474 square feet, offering a thoughtfully designed home that combines modern convenience with a luxurious feel throughout.

### **Gardens and land:**

The internal accommodation is complemented by professionally landscaped gardens and a detached double garage with a thoughtful conversion, featuring additional self contained living accommodation with a bedroom, kitchenette and en suite. The landscaped gardens are mainly laid to lawn, with decorative mature borders and several seating areas. At the front of the property, the double width driveway provides parking for several vehicles.



### **Location:**

Set in the heart of rural Leicestershire, Congerstone offers a tranquil village setting surrounded by rolling countryside, while remaining well connected to nearby towns. With its historic church and welcoming community, the village blends tradition with modern convenience. Congerstone Primary School, rated "Outstanding" by Ofsted, is located within the village, while older children can attend the highly regarded Market Bosworth School just three miles away. Independent schools such as The Dixie Grammar and Twycross House School provide further educational options. The village is home to the popular Horse and Jockey gastropub, known for its food and friendly atmosphere. Everyday essentials, independent shops, cafés, a country park, and healthcare services are available in the nearby town of Market Bosworth.

### **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 F.

### **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.

Heating is provided by an LPG 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.

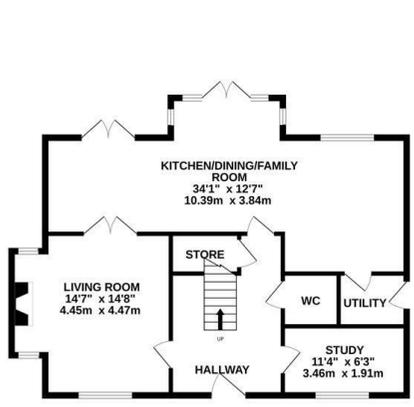
**Money Laundering:**

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.

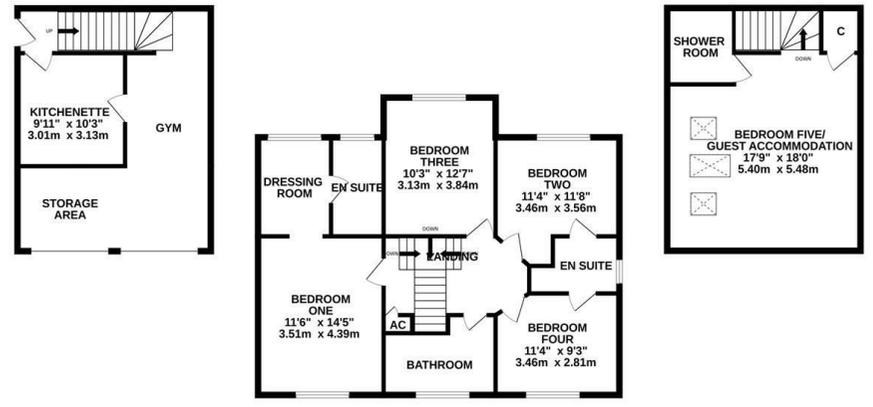
**General Note:**

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



1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>79</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		



