



Alexanders
MarketMakers.

Bosworth Road Barlestone

- No upward chain
- Three bedroom home
- Quiet position at the end of road
- Off-road parking with a paved driveway
- Gardens laid to lawn
- Close to village centre
- Double glazing throughout
- Newly fitted family shower room
- EPC Rating D / Council Tax Band B / Freehold

Nestled on the charming Bosworth Road in the picturesque village of Barlestone, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,077 square feet, the property boasts a well-designed layout that is ideal for families or those seeking a bit more space.

Upon entering, you are welcomed into a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. The house features three generously sized bedrooms, providing ample room for relaxation and personalisation. The well-appointed bathroom caters to all your needs, ensuring a comfortable living experience.

The property also benefits from parking for two vehicles, a valuable asset in today's busy world. The surrounding area is known for its friendly community and offers a range of local amenities, making it an ideal location for those who appreciate the charm of village life while still being within easy reach of larger towns.

This semi-detached house on Bosworth Road is not just a home; it is a wonderful opportunity to embrace a lifestyle of comfort and tranquillity in the heart of Barlestone. Whether you are a first-time buyer or looking to settle down in a peaceful setting, this property is sure to impress. Do not miss the chance to make this lovely house your new home.





General Description

Alexanders offer to the market with NO UPWARD CHAIN, this superb three bedroom home located on the outskirts of the popular village of Barlestone, enjoying a quiet position at the end of the sought after Bosworth Road, a stones throw from the village centre with its' superb array of shops and amenities.

Accommodation

The property is set back from the road behind lovely front gardens laid mostly to lawn. There is a tandem driveway providing off-road parking for two vehicles and access into the garage. The rear gardens are also laid to lawn, with a large paved driveway expanding the width of the property. Internally, the living accommodation affords gas central heating and double glazing throughout, with accommodation across two floors to briefly comprise; Entrance porch, hallway, sitting room, dining room, kitchen, pantry, rear porch giving access to the garage and a newly fitted patio door. Upstairs are three bedrooms and a newly fitted family shower room.

Location

The village of Barlestone lies approximately 2 miles from the historic town of Market Bosworth, and 11 miles from the city centre of Leicester.

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 and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley LE10 0FR (01455) 238141. Council Tax Band B.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

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.





Technical Information:

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

Plans and Boundaries:

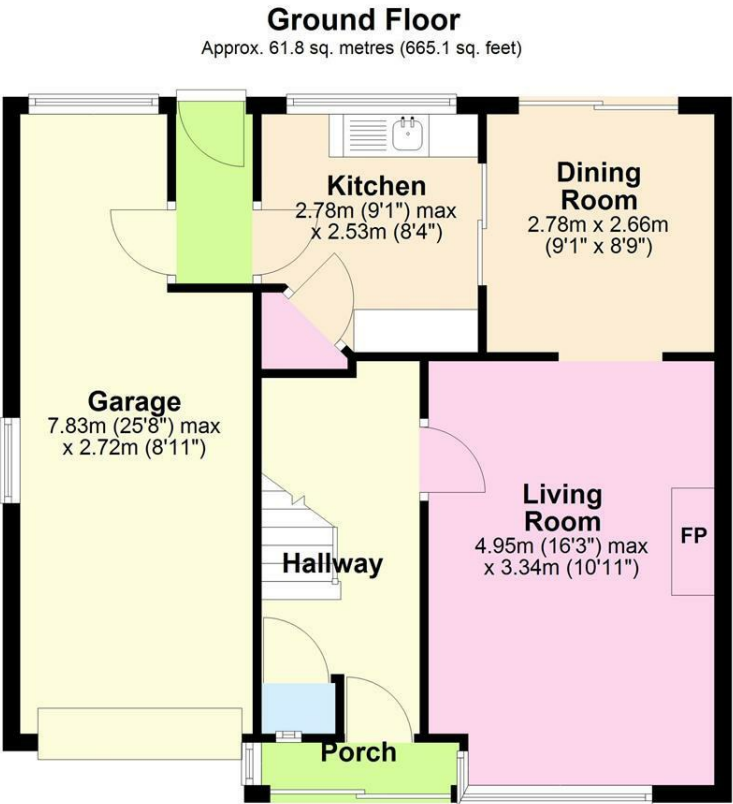
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their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



Total area: approx. 100.0 sq. metres (1076.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		



The market is moving.

So can you.

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