



# Manor Road Barlestone

- Sought-after village location
- Spacious and versatile layout
- Bright and welcoming sitting room
- Stylish kitchen/dining room
- Doors opening onto enclosed rear garden
- Three well-proportioned bedrooms
- Fitted three-piece family bathroom
- Garage in nearby block and off-road parking
- EPC Rating D / Council Tax Band B / Freehold

Situated within the sought-after village of Barlestone, this attractive home on Manor Road combines modern living space with a pleasant village setting. Beautifully presented throughout, the property enjoys a bright and welcoming atmosphere, complemented by practical features and thoughtfully maintained outdoor space.

The heart of the home is the impressive kitchen/dining area, offering an excellent space for both everyday living and entertaining, with doors opening directly onto the garden to create a seamless indoor-outdoor feel. A spacious lounge provides a comfortable retreat with plenty of natural light, while the overall layout offers a versatile and flowing arrangement suited to modern living.

Outside, the property benefits from attractive front and rear gardens, with the enclosed rear garden enjoying newly replaced fencing, a lawned area, and a paved seating terrace ideal for relaxing or outdoor dining. The property also benefits from a garage and off-road parking.

Barlestone itself is a popular and well-connected village surrounded by attractive countryside, while remaining conveniently positioned for access to Market Bosworth, Hinckley and wider road links including the A5 and M69.





### Accommodation:

The accommodation briefly comprises a welcoming entrance hall leading into a bright and spacious sitting room, perfect for everyday living and entertaining. To the rear of the property is a modern kitchen/dining room featuring doors opening directly onto the rear garden, creating an ideal indoor-outdoor flow. There is also a useful understairs storage cupboard.

To the first floor, the property offers three well-proportioned bedrooms together with a three-piece family bathroom, providing comfortable accommodation suited to a variety of buyers.

### Gardens and land:

Externally, the property benefits from an attractive front garden laid mainly to lawn with well-maintained borders and a pathway leading to the front entrance.

To the rear is a private enclosed garden featuring newly replaced fencing, a lawned area, and a paved seating patio ideal for outdoor dining and relaxation. The property also benefits from a single garage and off-road parking located within a nearby block.

### Location:

Barlestone is a well-regarded village offering a strong sense of community alongside a range of everyday amenities, including local shops, a post office, primary schooling, pubs, and recreational facilities. Surrounded by attractive Leicestershire countryside, the village provides access to nearby walks and green spaces, while excellent road links connect to nearby market towns including Market Bosworth and Hinckley. Wider commuter links are also available via the A5 and M69 towards Leicester, Coventry and Birmingham.

### 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 B.

### 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.

### 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.





Alexanders

## 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.

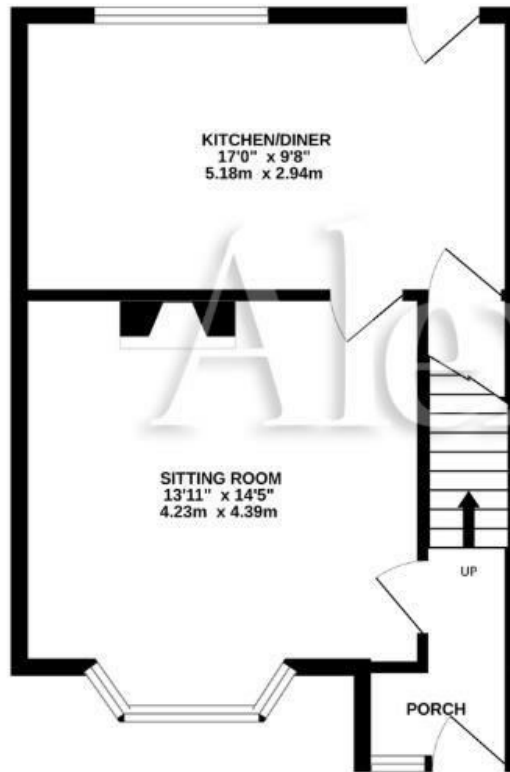
## Money Laundering:

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.

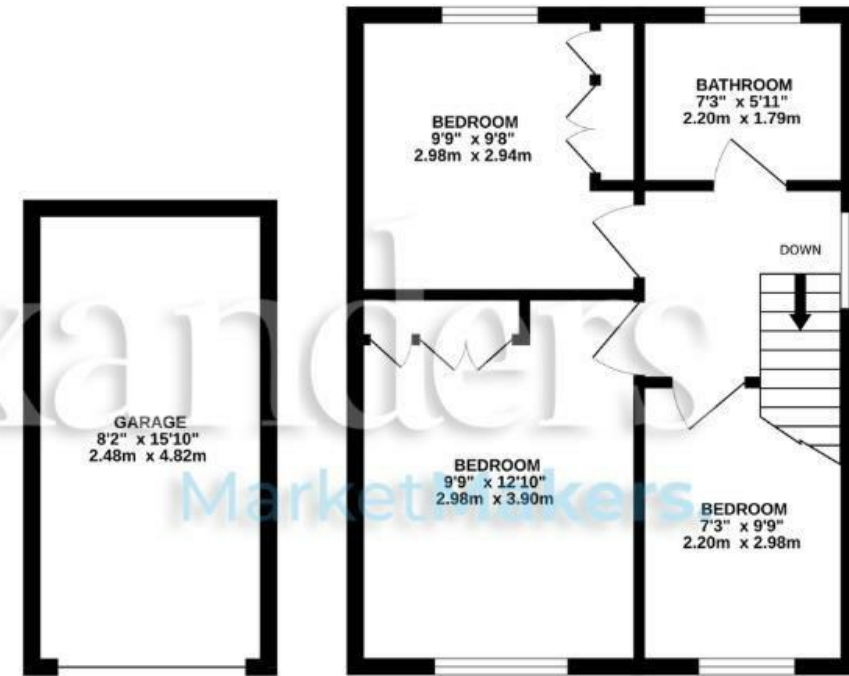
## General Note:

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  
530 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



