





# Bagworth Road Barlestone

- Offered with no upward chain
- Three bedroom cottage with character features
- Open-plan living kitchen with garden room
- Dual-aspect sitting room with wood-burning stove
- Two bedrooms with en suite bathrooms
- Large established gardens with seating area
- Integral double garage with driveway parking
- Total plot approximately 0.15 acres
- EPC Rating D / Council Tax Band C / Freehold

Nestled in the heart of Barlestone, this charming three bedroom cottage blends traditional character with modern open-plan living.

The ground floor features a welcoming entrance hall, dual-aspect sitting room with a wood-burning stove, flexible games room, and a spacious open-plan living kitchen with an open garden room. A utility room and guest cloakroom add practical convenience.

Upstairs, all three bedrooms feature fitted storage, with two enjoying en suite bathrooms and the third served by a contemporary family bathroom.

Outside, a large garden, paved seating area, and integral double garage complete the home, with off-street parking on the driveway. Total plot of approximately 0.15 acres.

Families benefit from nearby schools, including Barlestone Church of England Primary, and convenient access to local shops, pubs, and amenities.







### General Description:

This charming three-bedroom cottage blends traditional character with modern, open-plan living. At its heart is a spacious living kitchen designed for both everyday life and entertaining, while two of the three generous bedrooms benefit from stylish en suite bathrooms, with the third serviced by a well-appointed family bathroom. Outside, the property enjoys a large garden, and an integral double garage provides practical and secure storage.

### Accommodation:

A welcoming entrance hall with stylish herringbone flooring gives access to the ground floor accommodation. The dual-aspect sitting room is centred around a wood-burning stove with an attractive stone surround and oak lintel, creating a warm and inviting atmosphere. There is also a useful games room offering flexibility for a variety of uses. At the heart of the home lies a beautiful open-plan living kitchen, complete with a garden room that provides generous space for both entertaining and family life. A handy utility room is accessed via the rear porch, alongside a separate guest cloakroom for added convenience.

To the first floor, the accommodation is centred around a spacious landing, and all three bedrooms benefit from bespoke fitted cabinetry, providing plenty of storage. Two of the three bedrooms enjoy their own private en-suite facilities, whilst the third is serviced by the contemporary family bathroom.

### Gardens and land:

To the front elevation, parking is provided for multiple vehicles on a paved driveway, which continues through to the rear to create an attractive outdoor seating area. Beyond this, the established gardens are predominantly laid to lawn and partially bordered by mature hedges and shrubs, with the total plot extending to approximately 0.15 acres.

### Location:

This charming cottage is nestled on Bagworth Road in the heart of the ever-popular village of Barlestone. Families benefit from the well-regarded Barlestone Church of England Primary School right in the village, with further primary and secondary options such as Dove Bank Primary, Dixie Grammar School, and The Market Bosworth School within a few miles, supported by local school transport where eligible. Barlestone offers everyday conveniences including a Co-op with post office, pubs, takeaways, and other local shops, while nearby Market Bosworth and Hinckley provide a broader range of facilities. Commuters will appreciate good road access to the A50, M1, and M69, with rail services available at Hinckley and Leicester stations, making journeys to Leicester, Birmingham, and beyond straightforward.

### Technical Note

Access to the property is via an unadopted road.

### 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 C.







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.

Technical Information:

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

Plans and Boundaries:

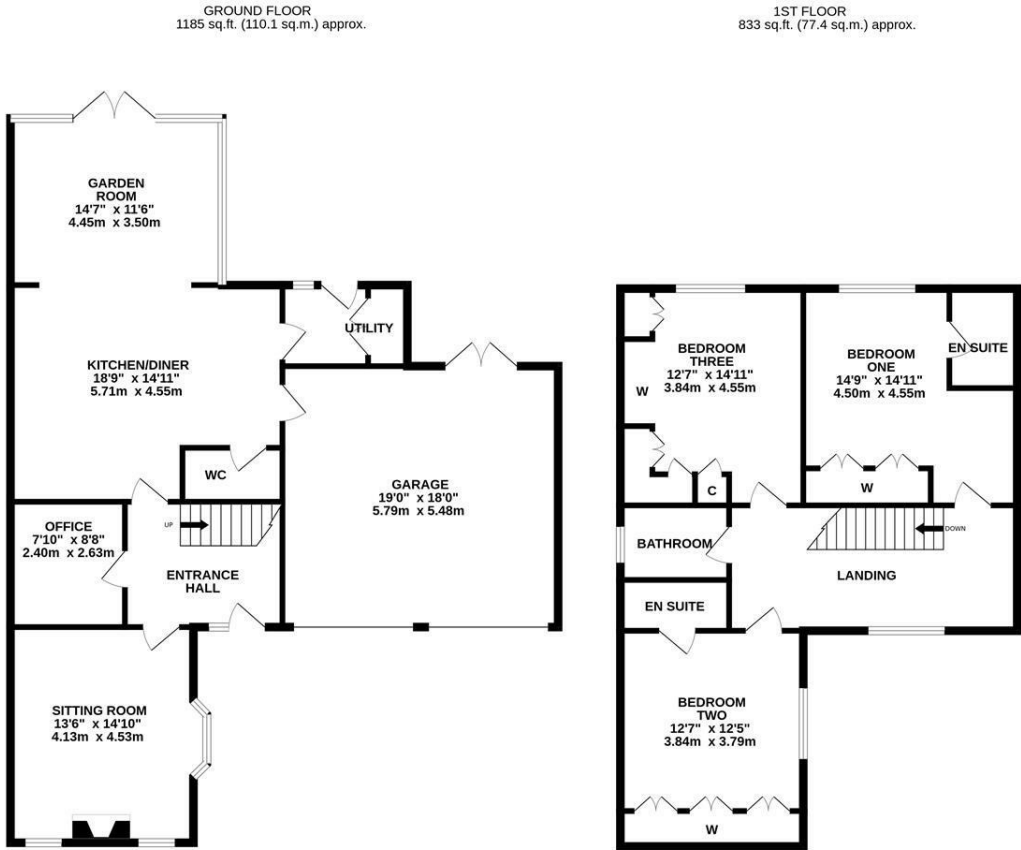
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their 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 FLOOR AREA : 2018 sq.ft. (187.4 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) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		





