

Alexanders
MarketMakers.

Barton Road
Congerstone

- Immaculate four bedroom detached family home
- Over 1,800 square feet of spacious accommodation
- Stylishly updated and upgraded throughout
- Impressive 21-foot kitchen/dining room
- Quartz work surfaces and integrated appliances
- Main bedroom with dressing room and en suite
- Planning permission for extensive loft conversion
- Detached double garage with roof storage
- EPC Rating C / Council Tax Band F / Freehold

Alexanders of Market Bosworth are delighted to introduce to the market this immaculate four bedroom detached family home, occupying the largest plot within this desirable Morris Homes development in the sought-after village of Congerstone. Thoughtfully updated and upgraded throughout, the property offers over 1,800 square feet of beautifully presented accommodation, combining contemporary family living with generous reception space. There is also planning permission for two additional bedrooms and a bathroom within the loft, providing excellent potential for further accommodation.

The impressive 21-foot kitchen/dining room is a particular highlight, having been refitted to a high specification with quartz work surfaces, breakfast bar, integrated appliances and bi-folding doors opening onto the garden. The accommodation also provides a spacious sitting room, separate dining room and four excellent-sized bedrooms, with the main bedroom benefiting from a dressing area and en suite shower room. Bedrooms two and three share a Jack and Jill shower room.

Outside, the property enjoys an established front garden with attractive countryside views, while the south-west facing rear garden provides a lovely setting for outdoor entertaining. A detached double garage with power, lighting and useful roof storage, together with further parking, completes the property. Congerstone is a popular village surrounded by beautiful countryside and is conveniently placed for Market Bosworth, Hinckley and Nuneaton, with excellent road links to the wider Midlands.













Accommodation:
The property is approached via a spacious entrance hall with central staircase, leading to a cloakroom WC, useful study and generous sitting room with front-facing window and double doors opening into the separate dining room. French doors lead from the dining room to the rear garden. A particular feature is the impressive 21-foot kitchen/dining room, refitted to a high specification with modern units, quartz work surfaces, breakfast bar and a comprehensive range of integrated appliances. Bi-folding doors provide a superb connection to the rear garden, with a useful utility room off.

To the first floor are four excellent-sized bedrooms. The main bedroom features a dressing area with fitted wardrobes and an en suite shower room. Bedrooms two and three share a Jack and Jill shower room, with a separate family bathroom completing the accommodation.

Gardens and land:
The property occupies the largest plot within the development and benefits from an established front garden with generous lawn and attractive countryside views. The south-west facing rear garden is mainly laid to lawn with paved patio, providing an excellent space for outdoor entertaining. There is also a detached double garage with power and lighting, together with useful roof storage, as well as further parking.

Location:
Congerstone is a popular village situated approximately four miles from Market Bosworth, offering local shopping, schooling and recreational facilities including Bosworth Water Park. The surrounding area provides excellent countryside and leisure opportunities, including the Bosworth Battlefield Centre and preserved steam railway. Hinckley and Nuneaton are approximately 10 miles away, with Leicester, Coventry and Birmingham also readily accessible. Private schooling is available at Dixie Grammar School and Twycross House School. For commuters, the A444 provides access to the A5, M42 and M69, offering convenient links to the wider Midlands.

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 central 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.


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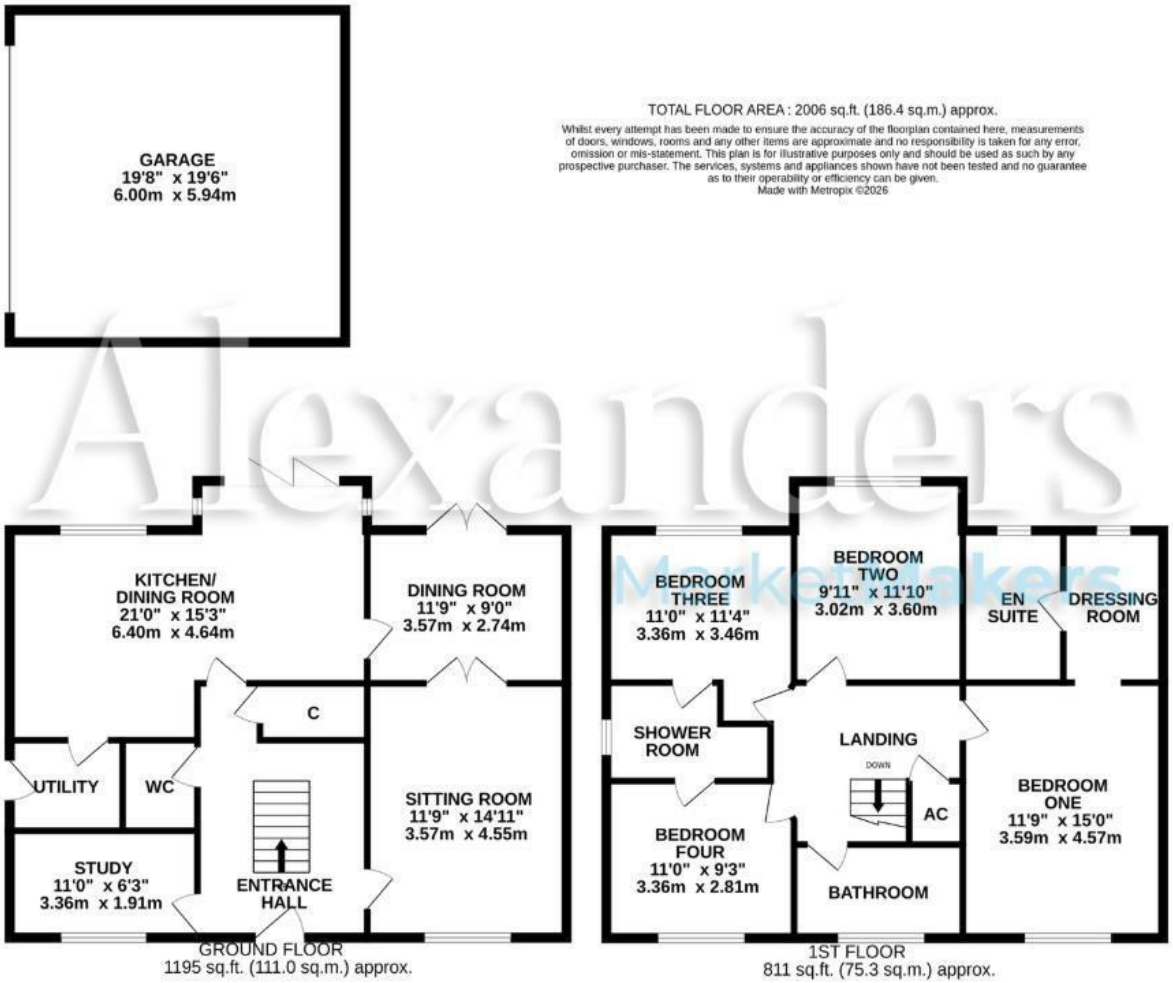
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither 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.

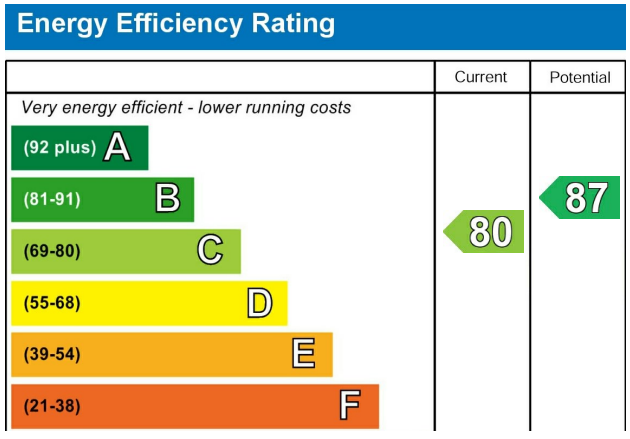
General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves 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.





TOTAL FLOOR AREA : 2006 sq.ft. (186.4 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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