



Nailstone Road Barton In The Beans

- Offered with no upward chain
- Four bedroom detached family home
- Spacious sitting/dining room
- Garden room enjoying views to the rear
- Kitchen/breakfast room with integrated appliances
- Main bedroom with en suite
- Ground floor bathroom and first floor shower room
- Private rear garden with patio
- EPC Rating C / Council Tax Band D / Freehold

Alexanders are delighted to bring to the market this well-proportioned home, offered with no upward chain and presenting excellent potential for further enhancement. Situated within the sought-after village of Barton in the Beans, the property occupies a pleasant position and benefits from a private rear garden and driveway parking.

The accommodation is spacious and versatile, arranged across two floors and including a generous sitting/dining room, a conservatory overlooking the garden, and a fitted kitchen with integrated appliances. Four bedrooms are located to the first floor, including a principal bedroom with ensuite, in addition to a family shower room and a ground floor bathroom, providing a practical and flexible layout.

Externally, the property offers a peaceful garden setting with lawn, mature borders, and a patio area, along with gated side access and a timber storage structure. The location provides access to surrounding countryside, nearby Market Bosworth, and a range of local amenities, schooling, and transport links.





Accommodation:

The ground floor is arranged around a welcoming entrance hall, providing access to the principal living spaces. The sitting/dining room is generous in size and offers a bright and flexible layout, with ample space for formal dining. This room leads through to the light-filled garden room, which overlooks the rear aspect and provides an additional reception area filled with natural light.

The kitchen/breakfast room is fitted with a range of units and integrated appliances, including a Bosch single oven, Hotpoint electric hob with extractor over, and dishwasher. A ground floor bathroom completes the downstairs accommodation.

To the first floor, the main bedroom is a spacious double and benefits from an en suite shower room. There are three further bedrooms, all offering flexibility for a variety of uses such as guest accommodation or home working. These are served by a family shower room.

Gardens and land:

To the front of the property is a tarmac driveway with gated side access. Planning permission was previously granted for the construction of a single garage on the driveway, although this has now lapsed.

The rear garden provides a private and peaceful setting, mainly laid to lawn with mature borders and a patio area positioned to the immediate rear of the property. A timber storage structure is attached to the side of the house, with access from both the front and rear.



Location:

Barton in the Beans lies approximately three miles north of Market Bosworth and is surrounded by attractive West Leicestershire countryside, with scenic walks towards Congerstone and Shackerstone.

The nearby town of Market Bosworth offers a range of independent shops, restaurants, and amenities centred around its historic market square, along with a variety of sporting facilities including bowls, rugby, and tennis clubs.

The area is also served by highly regarded schooling, including The Dixie Grammar School, Market Bosworth School (rated Outstanding by Ofsted), and Congerstone Primary School, which falls within the catchment area.

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 E.

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 electricity, water, and drainage.

Heating is provided by an oil-fired 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.

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:

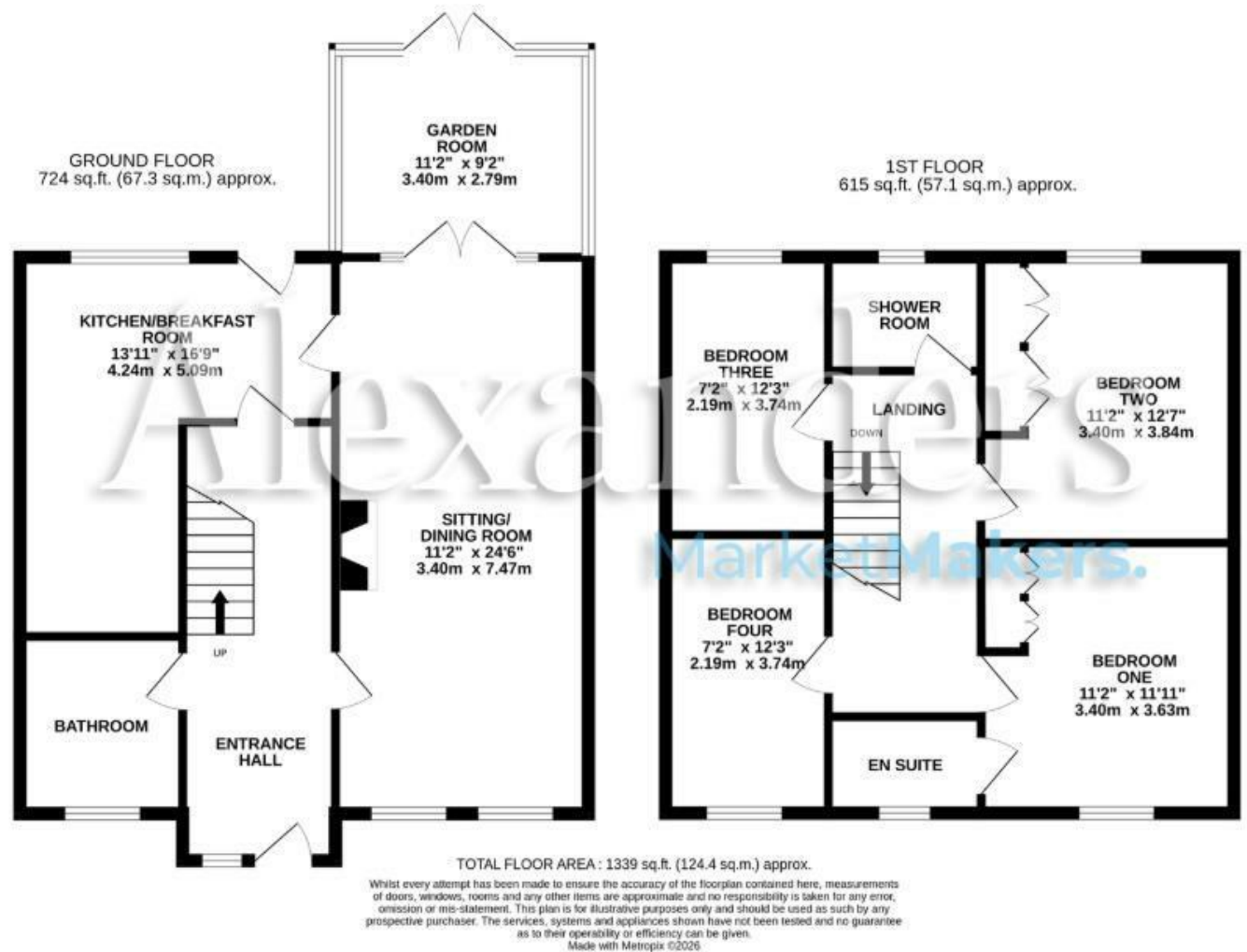
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |

