



4 Bagworth Road,
Barlestone
CV13 0EG.



Offers Over £180,000

GENERAL

A charming two-bedroom Victorian home located on Bagworth Road in Barlestone, just a short walk from the village amenities. The property combines modern living with a wealth of character features, including high ceilings, original doors and feature fireplaces.

The accommodation briefly comprises a dining room, sitting room and kitchen on the ground floor. To the first floor are two double bedrooms and a family bathroom.

Outside, there is an enclosed courtyard garden with useful storage sheds, while on-street parking is available.

This attractive cottage would make an ideal first-time purchase, downsizing opportunity, or investment property.



LOCATION

Barlestone is a vibrant village community. There is a primary school and several shops in the village itself. The historic town of Market Bosworth is a few miles to the West. In Market Bosworth there are an extensive range of amenities including restaurants, shops, sports clubs and also some fantastic walks over the country park and historic battlefield. Barlestone is within easy reach of Leicester by car and Junctions 22/21A and 21 on the M1.

THE HOUSE

The accommodation is arranged over two floors as follows. Entrance door opens into the dining room.

DINING ROOM

12'11 x 12'00

A charming room featuring a cast iron fireplace set within a wooden surround. There is a window to the front, laminate flooring and a central heating radiator.

SITTING ROOM

12'11 x 13'00

A lovely, spacious room featuring a brick-built fireplace housing an open fire, along with useful traditional built-in cupboards. The room benefits from wood-effect laminate flooring and a large understairs storage cupboard, providing excellent additional storage space. There is a window to the rear and central heating radiator.

KITCHEN

10'05 x 7'04

The contemporary kitchen is fitted with a generous range of grey wall and base units with wood-effect laminate work surfaces over, incorporating an inset grey sink with mixer tap. Integrated appliances include a single electric oven, four-ring electric hob with extractor over and a slimline dishwasher. There is a window overlooking the courtyard garden, along with a rear door providing access outside.

STAIRS TO THE FIRST FLOOR

Stairs rise from the sitting room to the first floor landing.

FIRST FLOOR LANDING

With doors off to the bedroom and bathroom.

BEDROOM ONE

12'11 x 12'00

With window to the front, pretty feature cast iron fireplace and central heating radiator.

BEDROOM TWO

13'00 x 9'08

With window to the rear, cast iron fireplace, useful over the stairs storage cupboard with loft access hatch inside and central heating radiator.

BATHROOM

Fitted with a three-piece suite comprising a panelled bath with shower over and glass screen, low flush lavatory and wash hand basin. There is a central heating radiator, window to the rear and a large built-in storage cupboard providing excellent additional storage space.

OUTSIDE

Outside, the property benefits from an enclosed courtyard garden with two very useful external storage sheds. Please note that there is a shared right of access across the garden for neighbouring properties.

COUNCIL TAX

Hinckley & Bosworth - Band A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	70
England & Wales	EU Directive 2002/91/EC	







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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