



27B Barton Road, Barlestone

£500,000



# 27B Barton Road

Barlestone, Nuneaton

This EXTENDED FOUR BEDROOM DETACHED FAMILY HOME comes to the market benefiting from an expansive plot and features a host of renovations that have resulted in a wonderful, modern and homely property ideal for a growing family. In brief, the property enjoys an entrance hall, two reception rooms in the form of a extended lounge and family room, inner hall, open plan kitchen/diner, utility room and ground floor wc. Stairs rising to the first floor landing gives way to four double bedrooms including the four piece family bathroom suite. Externally, the property enjoys a private rear garden, expansive driveway for multiple vehicles and access to the single garage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended Detached Family Room
- Four Double Bedrooms
- Open Plan Kitchen/Diner
- Lounge & Family Room
- Utility/Pantry Area & Cloakroom
- Four Piece Family Bathroom
- Garage & Driveway
- Private Rear Garden





## GROUND FLOOR

### Entrance Hall

Entered via an oak front door with inset opaque double glazed panel and having a ceramic tiled flooring.

### Extended Lounge

17' 4" x 18' 9" (5.28m x 5.72m)

Enjoying a log burner on a slate half beneath an oak mantle, wall lighting, uPVC double glazed windows to front and side and oak flooring. The front of the lounge accommodates a office/study space ideal for working from home.

### Inner Hall

Enjoying oak flooring, stairs rising to the first floor landing and an opaque uPVC double glazed window to side.

### Kitchen/Diner

15' 3" x 20' 8" (4.65m x 6.30m)

Inclusive of a attractive range of cream gloss wall and base units, polished granite work surfaces, an expansive island unit with both power points and fitted storage which complements the size of the kitchen, Neff steam oven with a hide and slide electric oven and grill, a five ring induction hob with extractor hood over, an integrated dishwasher and a one-and-a-half bowl sink and drainer unit with swan mixed tap. Also benefiting from inset down lights, storage cupboard, uPVC double glazed window to rear with adjacent uPVC double glazed patio doors to rear, two column radiators and ceramic tiled flooring.

### Family room

15' 2" x 14' 5" (4.62m x 4.39m)

Opening up from the kitchen/diner, the family room benefits from continued flooring from the kitchen, two column radiators and aluminium framed bifold doors accessing the rear garden.





**Utility Room**

6' 6" x 8' 3" (1.98m x 2.51m)

Having ceramic tiled flooring, butcher's block work surface, space and plumbing for appliances, a Belfast sink with swan neck mixer tap, a uPVC double glazed window to side, wall mounted gas fire central heating boiler, tiling to splash prone areas, thrawl and understairs pantry.

**Guest Cloakroom**

A low level push button wc, wall mounted wash hand basin with tiled splashback, chrome heated towel rail and timber flooring.

**FIRST FLOOR****Landing**

Stairs rising to the first floor landing gives way to four double bedrooms, including the four piece family bathroom suite and comprises a storage cupboard, loft hatch which in turn enjoys a pull down ladder and is partially boarded.

**Bedroom One**

11' 4" x 19' 0" (3.45m x 5.79m)

Having a uPVC double glazed window to front with fitted open wardrobes.

**Bedroom Two**

15' 0" x 10' 8" (4.57m x 3.25m)

Enjoying a range of open fitted wardrobes and having a uPVC double glazed window to rear.

**Bedroom Three**

9' 4" x 15' 3" (2.84m x 4.65m)

Having two uPVC double glazed windows to side and rear.





### Bedroom Four

11' 9" x 10' 8" (3.58m x 3.25m)

Having uPVC double glazed window to front.

### Family Bathroom

8' 6" x 9' 0" (2.59m x 2.74m)

This four piece suite comprises a low level push button wc, a freestanding bath a double walk in shower enclosure with waterfall mixer tap, wall mounted wash hand basin with mono bloc mixer taps and drawer under, extractor fan, inset downlight, tiled splashbacks and a uPVC double glazed window to rear.

### OUTSIDE

#### Private Rear Garden

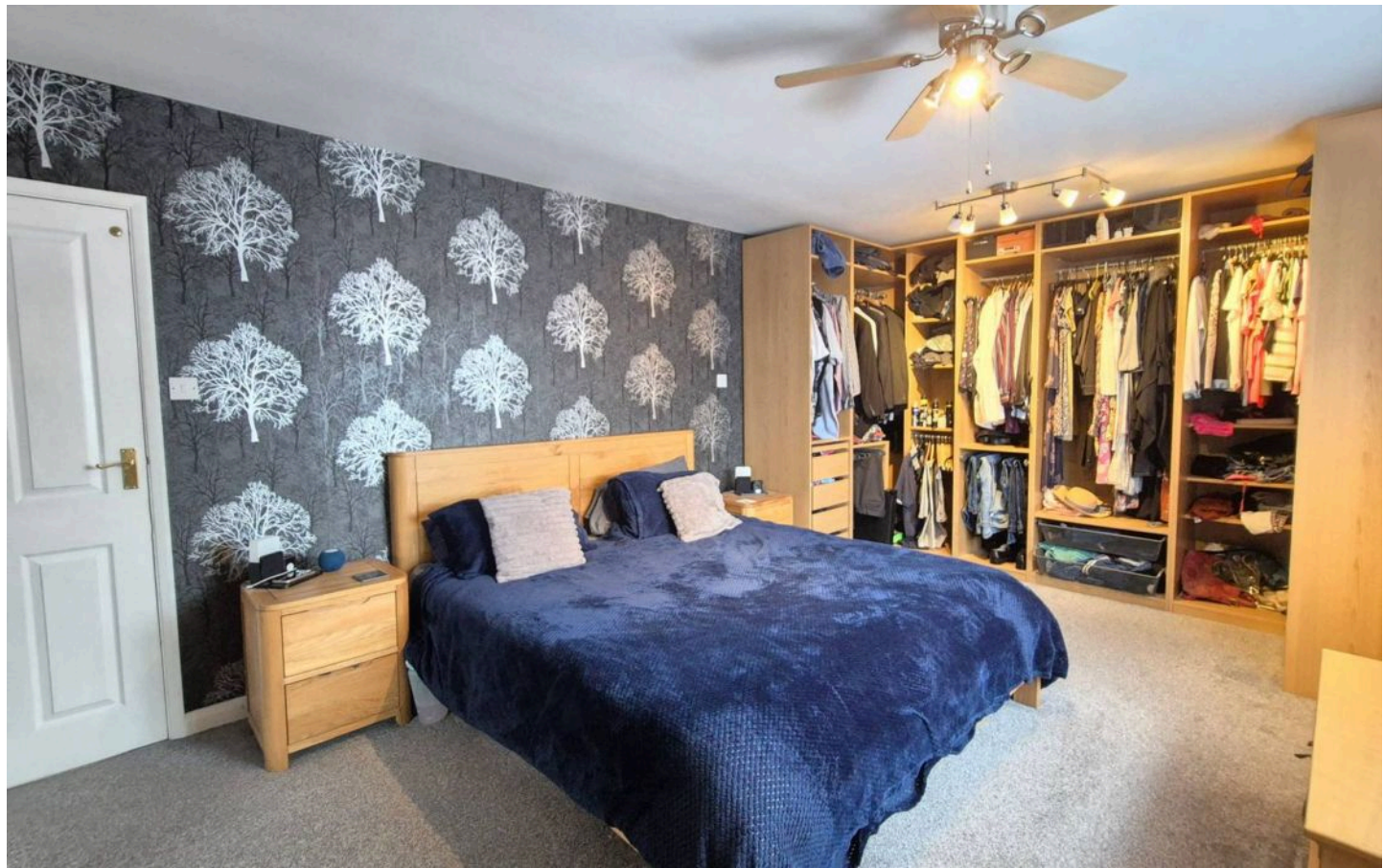
Enjoying a patio area with water point and being mostly laid to lawn. A timber framed garden shed with further rear and side gated access and benefiting from timber close board fencing surround.

### Driveway

A moulded block paved style driveway offers off road parking for multiple vehicles and gives way to the front door which in turn is partially surrounded by a dwarf brick wall.

### Single Garage

Entered via an electric roller door and having a further personal door to rear accessing the utility room, whilst also benefiting from both light and power.







Ground Floor



First Floor







## Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

[coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)

[www.sinclairestateagents.co.uk/#/](http://www.sinclairestateagents.co.uk/#/)

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.