



96 Barton Road Congerstone  
CV13 6NB



£340,000

### GENERAL

An attractive contemporary cottage in beautiful village setting with South facing garden. No. 96 Barton Road is a delightful end of terrace property with thoughtfully laid out accommodation including, on the ground floor, a lovely open plan living room which opens directly into a dining kitchen. On the first floor there is a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside, there is a south facing mature rear garden and a single garage in a shared block within a shared courtyard to the rear. The property is heated by an LPG gas fired central heating boiler.



## LOCATION

Congerstone is widely considered to be one of the most desirable villages to live in West Leicestershire. There is a well respected primary school, restaurant/public house and pleasant walks along the Ashby canal. The historic town of Market Bosworth lies to the south where there is a choice of private and state schooling together with an interesting range of shops and restaurants. In Ashby de la Zouch to the North there is a more comprehensive range of amenities. The property is well located for access to the M42 and M1 and consequently Birmingham, Leicester and Coventry are all commutable.

## THE COTTAGE

The accommodation is arranged as follows. Front door opening into entrance hall.

## CLOAKROOM

Low flush lavatory, wash hand basin and central heating radiator.

## LIVING ROOM

17'2" max x 15'6" max  
A charming room with a high quality oak effect vinyl flooring. The focal point of the room is the stylish cobble effect electric fire. A flight of stairs rises to the first floor, central heating radiator and opening into the dining kitchen. (measurements include staircase).

## DINING KITCHEN

19'5" x 9'10"  
The kitchen area is fitted with a comprehensive range of base and wall cabinets with integrated appliances including a single oven and four burner gas hob. French doors open from the dining area into the garden. Central heating radiator.

## ON THE FIRST FLOOR

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

## FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms and bathroom.

## MASTER BEDROOM

15'6" max x 9'4"  
A double bedroom with central heating radiator.

## EN-SUITE

Shower enclosure, wash hand basin with electric shaver point over and low flush lavatory. Central heating radiator.

## BEDROOM TWO

8'10" x 8'10"  
Overlooking garden. Central heating radiator.

## BEDROOM THREE

9'9" x 5'10"  
A single bedroom with airing cupboard. Central heating radiator.

## FAMILY BATHROOM

Panelled bath with shower over and screen, low flush lavatory, wash hand basin. Radiator

## OUTSIDE

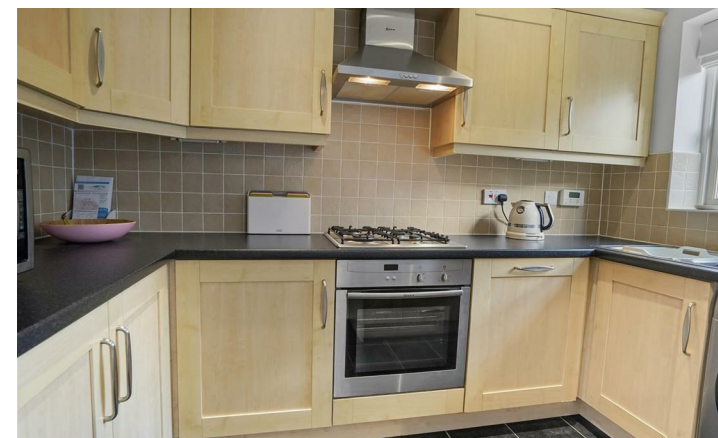
To the front of the cottage there is a small fore-garden with a low wall running along the front boundary. The main garden is to the rear. Immediately adjoining the cottage there is a patio. The remainder of the garden is lawned.

## GARAGE

The single garage is located in a shared courtyard to the rear of the cottage. Single garage in a shared block with double doors.

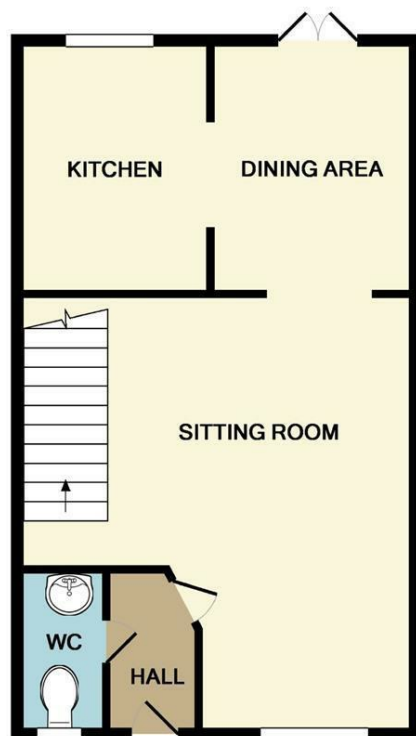
## COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band C.

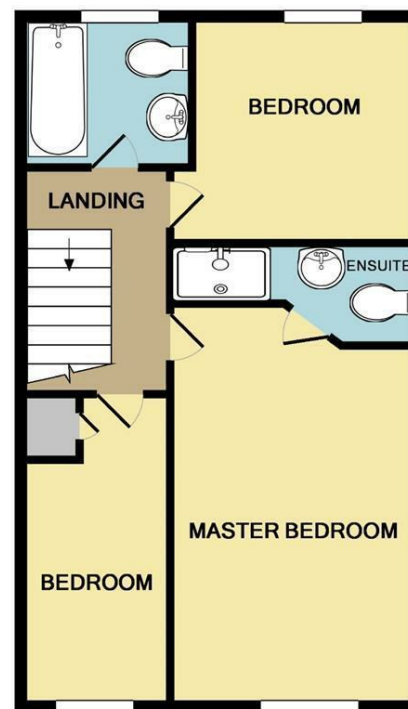








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			89
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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