



Brookside Barlestone

- Well-presented two bedroom bungalow
- Offered with no upward chain
- Fitted kitchen with space for appliances
- Sitting room with feature gas fireplace
- Two bedrooms with fitted cabinetry
- Garden room enjoying a pleasant aspect
- Off-road parking via paved driveway
- Peaceful setting in the popular village of Barlestone
- EPC Rating C / Council Tax Band B / Freehold

This well-presented two bedroom bungalow occupies a peaceful position on Brookside, in the heart of the highly regarded village of Barlestone. Offering well-balanced accommodation arranged across a single level, the property provides comfortable and practical living spaces throughout.

Outside, the property benefits from off-road parking via a paved driveway and a private landscaped rear garden, thoughtfully arranged for ease of maintenance with a patio seating area and established borders.

The bungalow also enjoys excellent access to nearby amenities within Barlestone, as well as convenient road and rail connections to Market Bosworth, Hinckley, Leicester and Birmingham.





General Description:

Tucked away in a peaceful setting, this well-appointed two-bedroom bungalow offers comfortable, easy-living accommodation.

The property is thoughtfully arranged and presented, featuring bright and welcoming living spaces throughout.

Outside, the home benefits from convenient off-road parking and a low-maintenance, landscaped garden, perfect for enjoying outdoor space.

Accommodation:

A useful porch provides access to the accommodation and leads through to the kitchen, which is fitted with a range of base and wall cabinetry and offers space for appliances. Adjacent to this is the sitting room, centred around a feature gas fireplace that creates a welcoming focal point.

To the rear of the property are two bedrooms, both benefiting from fitted cabinetry and served by a well-appointed shower room. A conservatory overlooking the garden completes the accommodation.



Gardens and land:

A paved driveway provides off-road parking to the front and side of the property, offering convenient access and ample space for vehicles.

Timber gates to the side provide secure access through to the rear of the property, where a paved patio creates an ideal area for outdoor seating and entertaining.

Beyond this, the private landscaped garden has been thoughtfully arranged for ease of maintenance and is enclosed by established herbaceous borders.

Location:

This two bedroom bungalow is situated on Brookside, in the heart of the ever popular village of Barlestone.

The village offers everyday conveniences including a Co-op with post office, pubs, takeaways and other local shops, while nearby Market Bosworth and Hinckley provide a broader range of facilities.



Commuters will appreciate good road access to the A50, M1 and M69, with rail services available at Hinckley and Leicester stations, making journeys to Leicester, Birmingham and beyond straightforward.

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 B

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.

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.

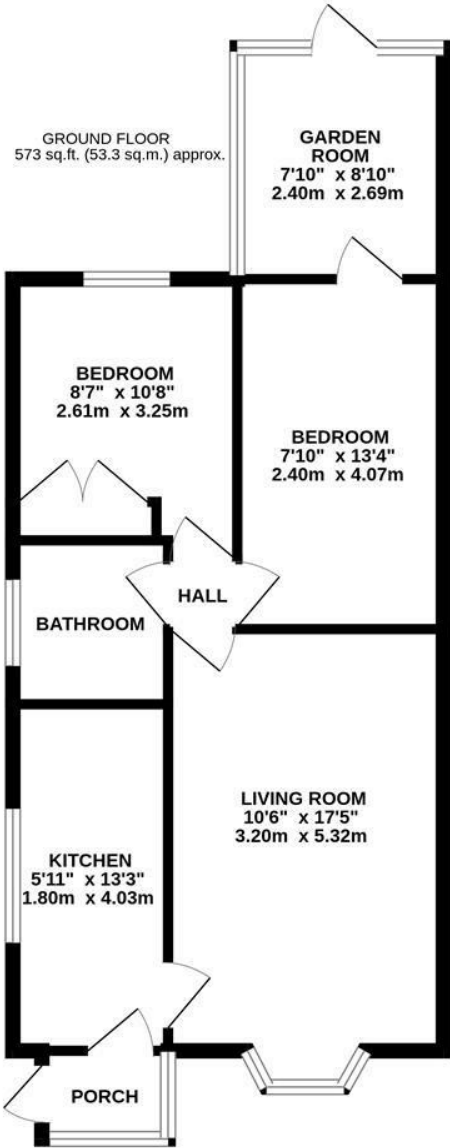
Money Laundering:

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA : 573 sq.ft. (53.3 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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