



Orchard Close Barlestone

- Well-presented semi-detached home
- Breakfast kitchen with garden access
- Sitting room with feature fireplace
- Two spacious double bedroom
- Modern three-piece family bathroom
- Enclosed low-maintenance rear garden
- Detached single garage and ample off-road parking
- Sought-after village location
- EPC Rating D / Council Tax Band B / Freehold

Situated in the sought-after village of Barlestone, this attractive property on Orchard Close offers spacious and versatile accommodation, ideal for first-time buyers, investors, or those looking to enjoy village living with excellent local amenities and transport links nearby.

The accommodation briefly comprises an entrance porch, a bright and spacious sitting room centred around a feature fireplace, with stairs rising to the first floor, and a well-appointed breakfast kitchen with doors opening onto the rear garden. There is also a useful understairs storage cupboard. Upstairs, the property offers two double bedrooms alongside a modern family bathroom.

Externally, the property benefits from a pretty front garden laid mainly to lawn, with well-maintained borders and a pathway leading to the front door. To the rear, there is a low-maintenance enclosed garden benefiting from cottage-style borders and a seating patio, ideal for outdoor dining. The property also benefits from a single garage and off-road parking for multiple vehicles.





Location:

Barlestone is a well-regarded village offering a strong sense of community alongside a range of everyday amenities, including local shops, a post office, primary schooling, pubs, and recreational facilities. The village is surrounded by attractive Leicestershire countryside, with nearby walks and green spaces, while excellent road links provide convenient access to nearby market towns such as Market Bosworth and Hinckley, together with wider connections via the A5 and M69 for commuting to Leicester, Coventry, and Birmingham.

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:

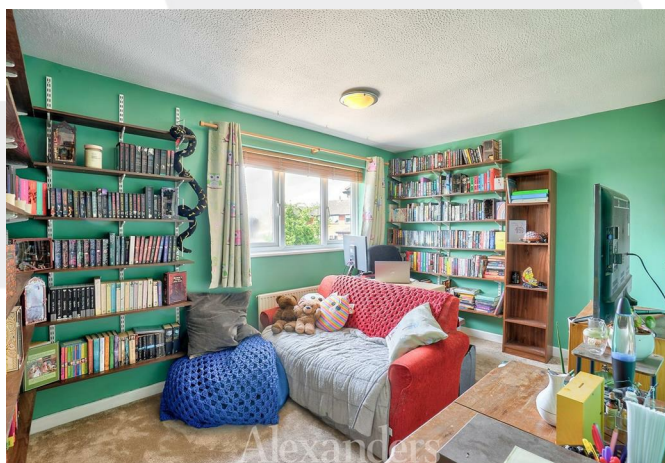
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.



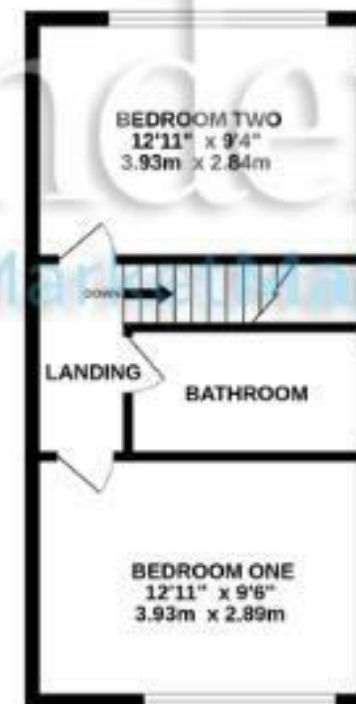
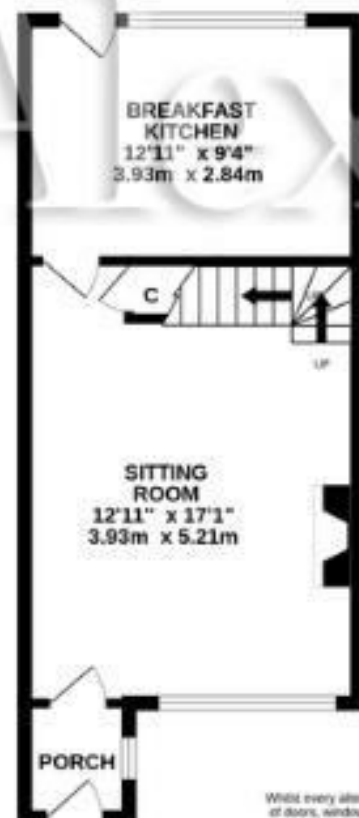
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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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