



Nailstone Road

Barton In The Beans

- Detached four bedroom family home
- High spec modern finishes throughout
- Spacious yet cosy living room
- Open-plan kitchen/diner with integrated appliances
- Four large bedrooms, main with en suite
- Lawned garden with slab paved seating terrace
- Driveway and garage providing ample parking
- Highly sought after Barton in the Beans location
- EPC Rating B / Council Tax Band E / Freehold

General Description

Alexanders of Market Bosworth are delighted to introduce to the market a beautiful detached family home enjoying a quiet and secluded position, nestled in the heart of the sought after village of Barton in the Beans.

Accommodation

This high specification family home boasts stylish modern interiors throughout and benefits from an air source heat pump and uPVC windows throughout. In brief, expect to find a spacious hall, wc, sitting room, impressive open-plan kitchen/diner, utility room and integrated single garage all to the ground floor. Upstairs are four double bedrooms, with the main bedroom boasting a contemporary three-piece shower room and the family bathroom located off the landing.

External

'Barton Court' is a small development consisting of three similar exclusive detached properties and was constructed in 2017 by the local and much revered Cadeby Homes and is being sold with the remainder of its 10 year structural guarantee. Approached via a shared driveway there is plentiful off-road parking to the front and access to the garden via the side gate. The rear gardens have been significantly upgraded and landscaped with a large seating terrace and wells stocked borders to surround. Noting beyond the property is neighbouring gardens leading onto beautiful local countryside.



Location

The village of Barton in the Beans is located just 3 miles from historic Market Bosworth and all of its amenities and superb array of independent schools to include Dixie Grammar, Twycross House, Repton and Loughborough Endowed Schools are within easy reach. Commuter access to Leicester, Nottingham and Birmingham and their associated airports is excellent, and there is direct rail access to London Euston from nearby Nuneaton in around 60 minutes.

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

Freehold.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band E.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services

We are advised that mains electricity, water, and drainage are connected. The property is serviced by air source heat pump.

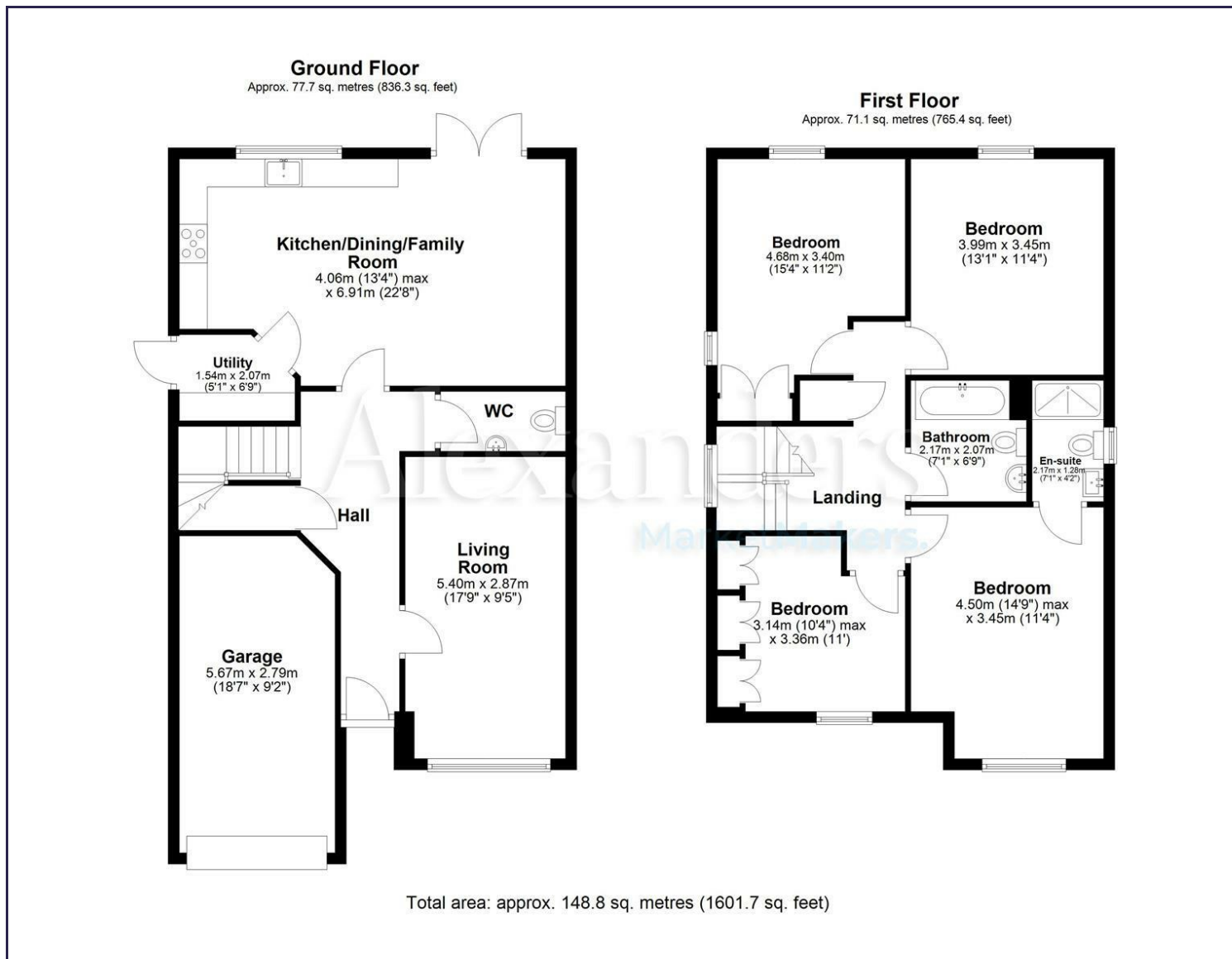
Money Laundering

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.





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