

Alexanders



Bosworth Road

Barlestone

Alexanders  
FOR SALE  
01455 291471  
alexanders-estates.com

Alexanders



# Bosworth Road

## Barlestone

- No upward chain
- Three bedroom home
- Quiet position at the end of road
- Off-road parking with a paved driveway
- Gardens laid to lawn
- Close to village centre
- Double glazing throughout
- Newly fitted family shower room
- EPC Rating D / Council Tax Band B / Freehold

### General Description

Alexanders offer to the market with NO UPWARD CHAIN, this superb three bedroom home located on the outskirts of the popular village of Barlestone, enjoying a quiet position at the end of the sought after Bosworth Road, a stones throw from the village centre with its' superb array of shops and amenities.

### Accommodation

The property is set back from the road behind lovely front gardens laid mostly to lawn. There is a tandem driveway providing off-road parking for two vehicles and access into the garage. The rear gardens are also laid to lawn, with a large paved driveway expanding the width of the property. Internally, the living accommodation affords gas central heating and double glazing throughout, with accommodation across two floors to briefly comprise; Entrance porch, hallway, sitting room, dining room, kitchen, pantry, rear porch giving access to the garage and a newly fitted patio door. Upstairs are three bedrooms and a newly fitted family shower room.

### Location

The village of Barlestone lies approximately 2 miles from the historic town of Market Bosworth, and 11 miles from the city centre of Leicester.





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## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

## Tenure

Freehold.

## Services

We are advised that mains electricity, water, and drainage are connected and there is gas fired central heating.

## Local Authority

Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley LE10 0FR (01455) 238141. Council Tax Band B.

## 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.

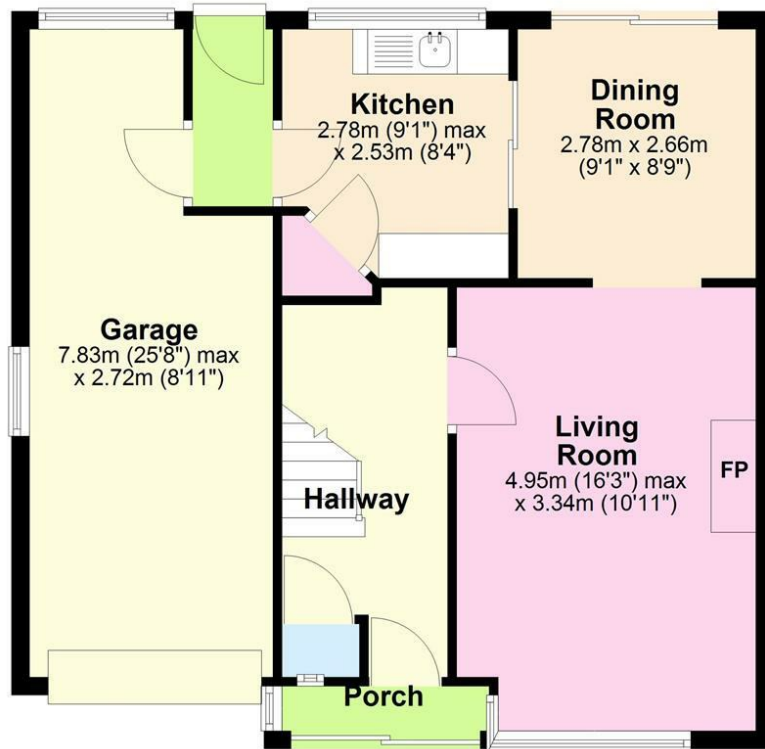
## Money Laundering

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.



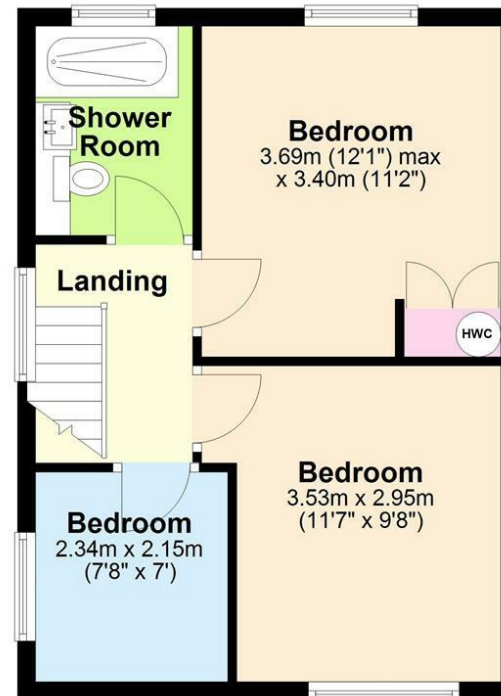
## Ground Floor

Approx. 61.8 sq. metres (665.1 sq. feet)



## First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Total area: approx. 100.0 sq. metres (1076.5 sq. feet)



Viewing by appointment only

**Alexanders**

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Market Bosworth  
CV13 0JN

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Email: [mbsales@alexanders-estates.com](mailto:mbsales@alexanders-estates.com)

## Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471  
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.

General Note - These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.