Alexanders
MarketMakers.

Manor Road
Barlestone

- Three bedroom detached home positioned on a generous plot
- Well maintained living accommodation with uPVC double glazing
- Living room with wood burning stove
- Spacious kitchen / dining room
- Contemporary family bathroom
- Large drive, vehicle charging point and detached single garage
- Dual access to rear patio area and wooden pergola
- Outside fully insulated cabin with power and lighting
- EPC Rating C / Council Tax Band C / Freehold
- OPEN TO OFFERS

OPEN TO OFFERS Nestled on the charming Manor Road in Barlestone, this delightful detached house offers a perfect blend of comfort and practicality. Spanning an impressive 969 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas and the bedrooms.

The property boasts a well-appointed bathroom, catering to the needs of the household with ease. Outside, you will find ample parking space for up to five vehicles, a rare find that adds to the convenience of this home.

The garden is a true highlight, featuring a studio equipped with power and lighting, offering a versatile space that could serve as a home office, art studio, or a tranquil retreat. Additionally, the garage provides further storage options or could be transformed to suit your needs.

This residence is not only a comfortable living space but also a wonderful opportunity to enjoy the peaceful surroundings of Barlestone. With its generous outdoor space and practical amenities, this property is sure to appeal to those looking for a family home with room to grow. Do not miss the chance to make this charming house your new home.

General Description
Alexanders of Market Bosworth offer to the market this three bedroom detached family home positioned on a generous plot in the heart of the village of Barlestone.

Accommodation
Expect to find well maintained living accommodation with uPVC double glazing and gas fired central heating, provided by a newly installed boiler, set over two floors to comprise; entrance hall, living room with wood burning stove, conservatory, fitted kitchen/diner with French doors opening into the rear garden, three double bedrooms and bathroom.

Outside, the front gardens are laid to gravel with driveway providing parking for several vehicles with an electric car charging point and double gates providing access to the detached single garage. Uniquely this property has dual access, with a gate on the other side providing direct access to the studio at the back. The rear gardens are laid to lawn, with patio area and wooden pergola, shrubbery and gravelled pathway leading to a fully insulated cabin with power and lighting connected.

Location
The village of Barlestone affords many amenities including shops, a primary school, pubs, and restaurants. Good secondary and private schooling options are also available nearby in the historic and revered Market Bosworth, and is positioned well for commuters, with the M69/M1 and M42 motorways all within reach giving access to Birmingham, Leicester and Nottingham.

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
Freehold.

Local Authority
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band C.

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.

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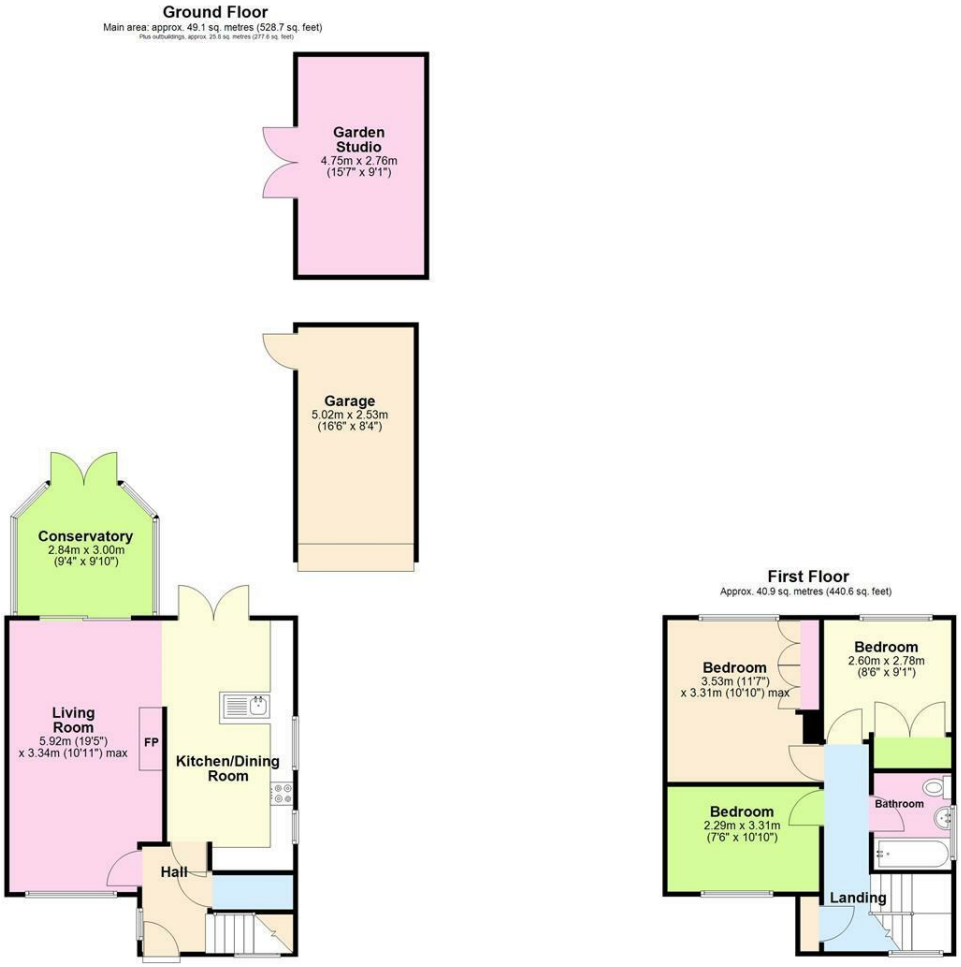
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

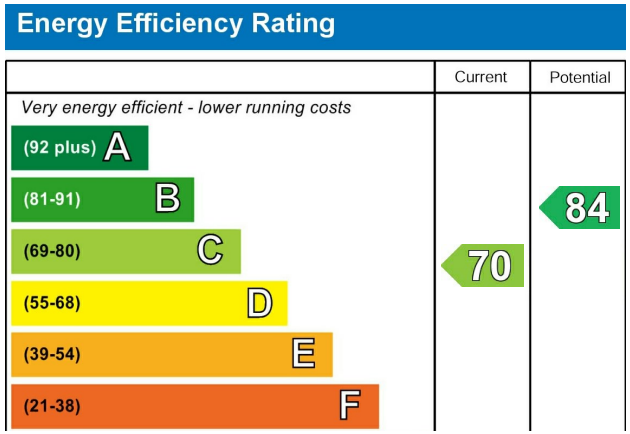
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

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.



Main area: Approx. 90.0 sq. metres (969.3 sq. feet)
Plus outbuildings, approx. 25.8 sq. metres (277.6 sq. feet)



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