



Gregory Road

Barlestone

- Three bedroom semi-detached family home
- Bursting with original features ready for modernisation
- Beautiful bay windowed living room
- Convenient downstairs wc and store
- Three sizeable bedrooms
- Lawned garden with beautiful views
- Tandem driveway for ample parking
- Selling with no upward chain
- EPC Rating D / Council Tax Band B / Freehold

General Description

Selling with no upward chain, offering enormous potential throughout, the property presents an excellent opportunity for thoughtful renovation, allowing new owners to blend its traditional charm with tasteful modern finishes.

Frontage

On approach, the home is fronted by a charming walled garden, with a tandem driveway to the side providing ample off-road parking and leading to the main entrance.

Accommodation

Stepping inside, you are greeted by a welcoming entrance hall that provides access to all ground floor accommodation and a staircase rising to the first floor. The well-proportioned family lounge sits to the front of the property, offering a warm and inviting space, while an adjacent dedicated dining room enjoys views over the rear garden through large window.

The kitchen, positioned to the rear, features quarry tiled flooring and contrasting tiled accents, with a potential utility area and guest cloakroom located just beyond.

Upstairs, the property offers three excellent bedrooms, two of which provide generous double proportions, making them ideal for family living. The first floor is completed by a three-piece family bathroom, serving all bedrooms with ease.



External

To the rear, the garden enjoys a pleasant lawned setting framed by mature hedges and well-stocked borders, creating a sense of privacy and greenery. A purpose-built detached garage adds to the practicality of the home, providing valuable storage or workshop space.

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 and is well equipped with an excellent array of shops, amenities and schooling.

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 B.

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 gas, electricity, water, and drainage are connected.

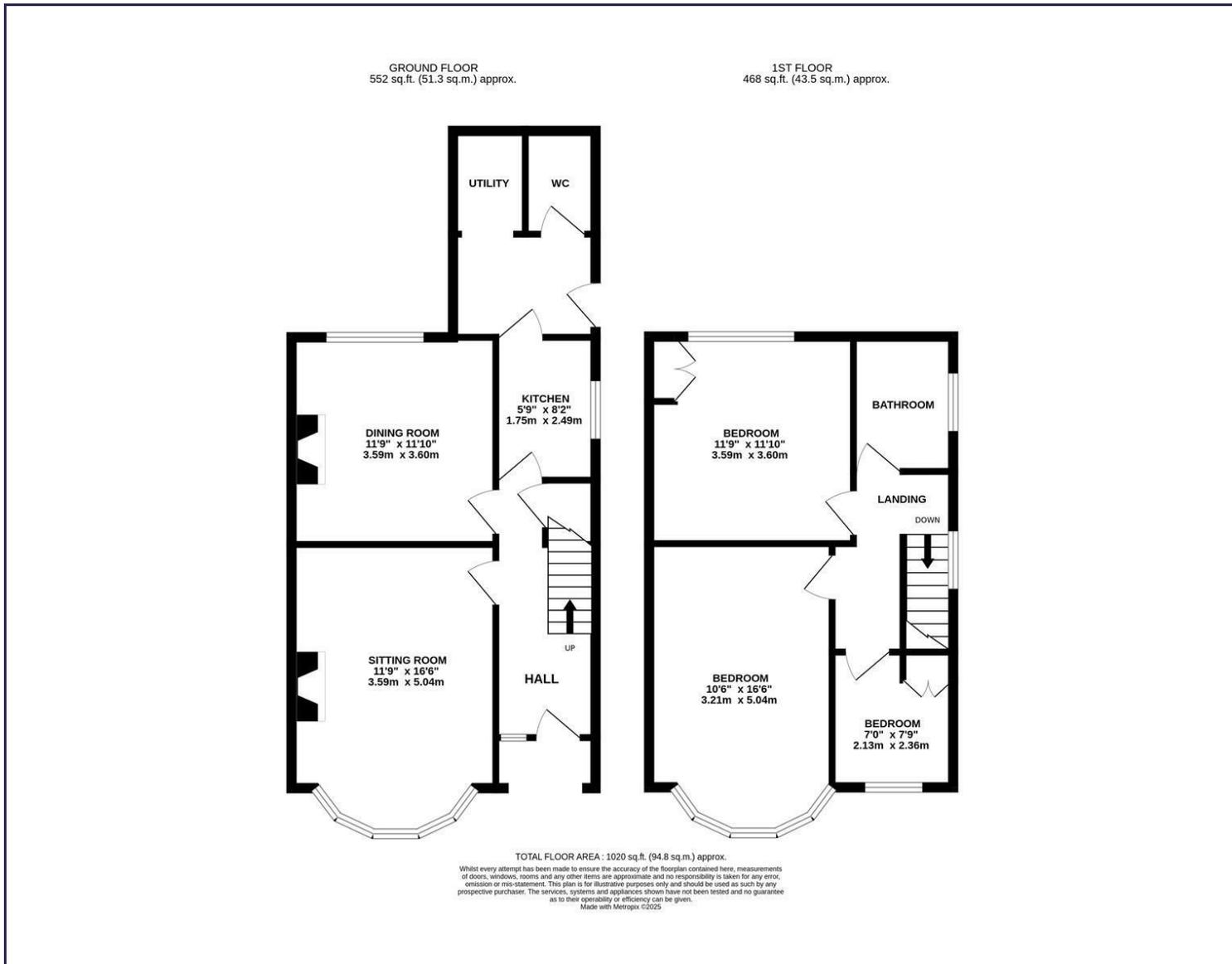
Money Laundering

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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