



Little Mill Close

Barlestone

- No upward chain
- Lovingly maintained family home
- Dual aspect sitting room
- Kitchen/dining room
- Three good sized bedrooms
- Family bathroom and en suite
- Low maintenance rear garden
- Carport and driveway to side
- Popular village location close to amenities
- EPC Rating C / Council Tax Band C / Freehold

General Description

Alexanders offer to the market this delightful three-bedroom semi-detached family house constructed by David Wilson Homes and features an attractive exterior set on a corner plot on the popular Little Mill Close in the village of Barlestone.

Accommodation

Internally, the property boasts a generous internal floor area of over 1,000 square feet set across two floors to comprise; Entrance hall, dining room, kitchen, WC and dual aspect sitting room with French doors into the rear garden. Stairs rise to a spacious landing with plenty of room to use for a home office also giving access to the family bathroom and three bedrooms, and the main bedroom affording an en suite shower room.

External

Externally, to the side of the property is a driveway leading to carport, beyond is the south-facing garden laid mostly to lawn with established borders and paved seating terrace directly to the rear of the house.

Location

Situated in the heart of Barlestone, the property is a stone's throw from the local pub and various eateries. It's also within walking distance of the local church, community centre, primary school, and local football club.



Tenure

Freehold.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). 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

We are advised that mains gas, electricity, water, and drainage are connected.

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

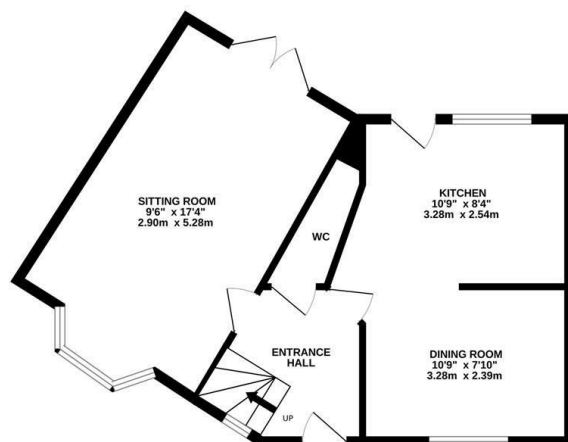
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note

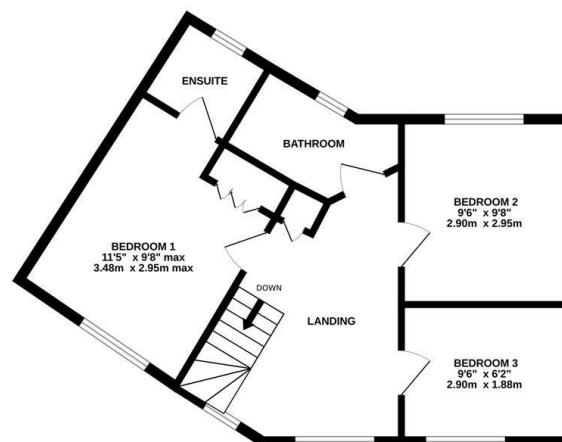
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection 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.



GROUND FLOOR
520 sq.ft. (48.4 sq.m.) approx.

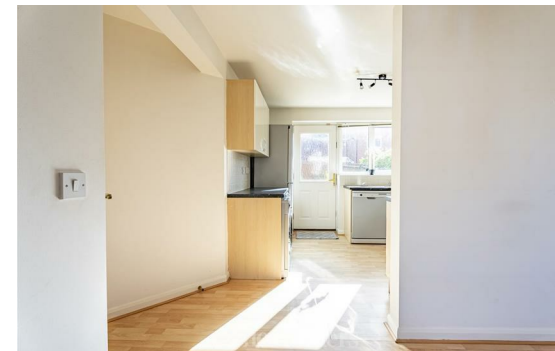


1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (95.9 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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So can you.

Alexanders
MarketMakers.