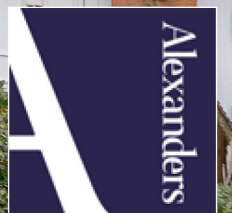


Alexanders



Newbold Road

Barlestone



Newbold Road

Barlestone

- No upward chain
- A delightful village cottage
- Characterful interiors
- Two double bedrooms
- Lovely private courtyard gardens
- Off-road parking
- Traditional shaker style kitchen
- Village with local amenities
- EPC Rating: C

General Description

Alexanders of Market Bosworth offer to the market with no upward chain a delightful two bedroom cottage with off-road parking in the popular village of Barlestone.

The village has an array of shops, pubs, and eateries, along with a local primary school and good commuter links with easy access to the M1, M69 and M42.

The interiors are characterful with living space set over two floors and including two double bedrooms. Outside, there is a private quaint courtyard garden to the front, and gated off-road parking to the rear with a seating area.

The accommodation comprises in brief: traditional shaker style kitchen/breakfast room, sitting room with feature log burner, two double bedrooms and a contemporary shower room. There is also a separate w.c., off bedroom two.

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

Agents Note: The property is currently tenanted and the images featured were taken prior to the property being rented out.



Accommodation

Sitting Room

12'5 x 11'5 (3.78m x 3.48m)

With a feature fireplace with tiled hearth and surround and wood burner inset, window to front elevation, TV point and radiator. Door to stairs rising to first floor.

Kitchen/Breakfast Room

12'5 x 12'4 max (3.78m x 3.76m max)

Comprising a range of cottage style eye and base level units and wood effect worktops, inset sink with chrome mixer tap over and drainer to side, inset four ring gas hob with single oven and grill with extractor hood over and ceramic tile splash back. Window and stable door to rear garden, understairs storage cupboard, wood laminate flooring and radiator.

Bathroom

8'9 x 5'9 (2.67m x 1.75m)

A contemporary three-piece suite comprising a corner shower cubicle with mains fed shower, twin flush w.c and pedestal wash basin with chrome mixer tap over. Tiled to full height and floor, two privacy glazed windows to side elevation, radiator and space for washing machine. BAXI combi boiler.

Bedroom One

12'4 x 11'5 (3.76m x 3.48m)

With a built-in wardrobe, sash uPVC window to front elevation, original wood flooring, radiator and door to W.C.

W.C.

Comprising a twin flush w.c., wall mounted wash basin with tiled splash backs, tiled laminate flooring and inset spot lights.

Bedroom Two

12'4 x 9'8 (3.76m x 2.95m)

With a sash uPVC window to rear elevation, a continuation of the wood flooring, loft access and radiator.

Outside

To the front is a beautifully landscaped courtyard garden. To the rear is a driveway with wooden gates and fencing to surround.

Tenure

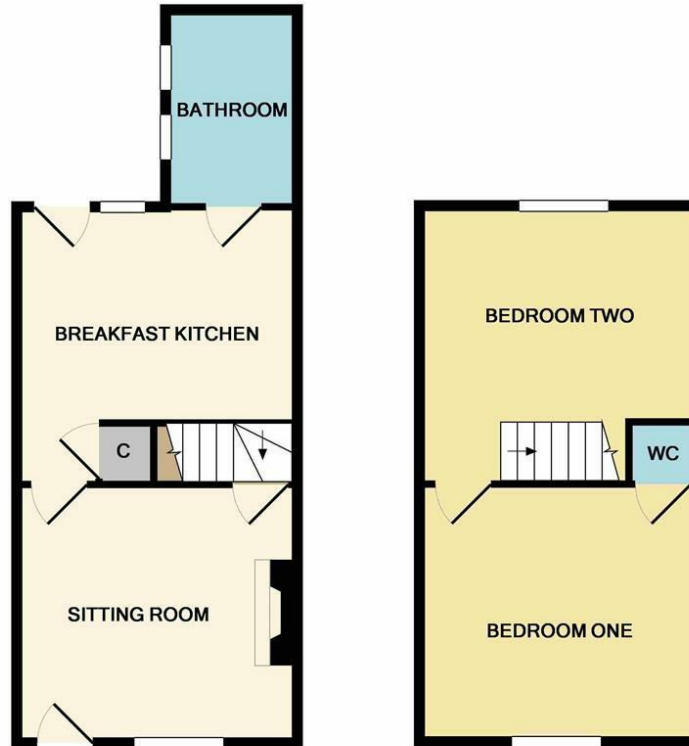
Freehold.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leics, LE10 0FR - Tel: 01455 251137. Council Tax Band: A

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.



GROUND FLOOR
 APPROX. FLOOR
 AREA 346 SQ.FT.
 (32.2 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 295 SQ.FT.
 (27.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 642 SQ.FT. (59.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Viewing by appointment only

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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.