

# SUPERIOR HOMES

# ROYSTON & LUND



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& L

# 82 Newbold Road

Barlestone | CV13 0DY

Guide Price of £585,000 to £595,000

A Beautiful Four-Bedroom Detached Home in a Peaceful Countryside Setting

Step through the porch and entrance hallway into this welcoming four-bedroom detached home, where comfort and space blend seamlessly.

At the heart of the home lies a generous open-plan living room, featuring open archways and a feature brick fireplace as a warming focal point. Sliding patio doors open directly onto the garden, flooding the space with light and taking in the open aspect at the rear.

A separate dining room with a bay window offers an elegant setting for family meals or formal gatherings, while the kitchen showcases wooden cabinetry. There's side access to the exterior with access to an ample integral garage.

The ground floor also benefits from a modern shower room, complete with a walk-in shower, heated towel rail, spotlighting and a useful utility area - offering additional worktop space and storage.

Upstairs, you'll find four well-proportioned bedrooms, three of which are double bedrooms and some feature fitted wardrobes, providing plenty of storage throughout.

The family bathroom is beautifully appointed with a double wash basin, tiled bath, spotlighting, and a heated towel rail.

Outside, the rear south facing garden is a generous size, with a blend of patio and well-maintained lawn. To the rear, open fields stretch beyond, emphasizing the home's peaceful rural outlook.

To the front, the property offers off-road parking for multiple vehicles, enhancing its practicality and appeal.





- Guide Price of £585,000 to £595,000
- Four Bedroom Detached
- Generous Open-Plan Living Room
- Separate Dining Room Area
- Ground Floor Shower Room
- Separate Utility Room
- Well-Portioned Bedrooms Including Fitted Wardrobes
- South Facing Great Sized Garden with Slabbed Patio Area
- Plenty of Off-Road Parking with Attached Garage
- Council Tax Band - E/ EPC Rating - D/ Freehold









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The property is situated in the charming village of Barlestone, offering a peaceful countryside setting with everyday amenities close by. The village includes a Co-operative store with post office, local takeaways, and traditional pubs such as the Three Tuns and Red Lion.

Families benefit from Barlestone Church of England Primary School, with The Market Bosworth School and Bosworth Academy nearby for secondary education.



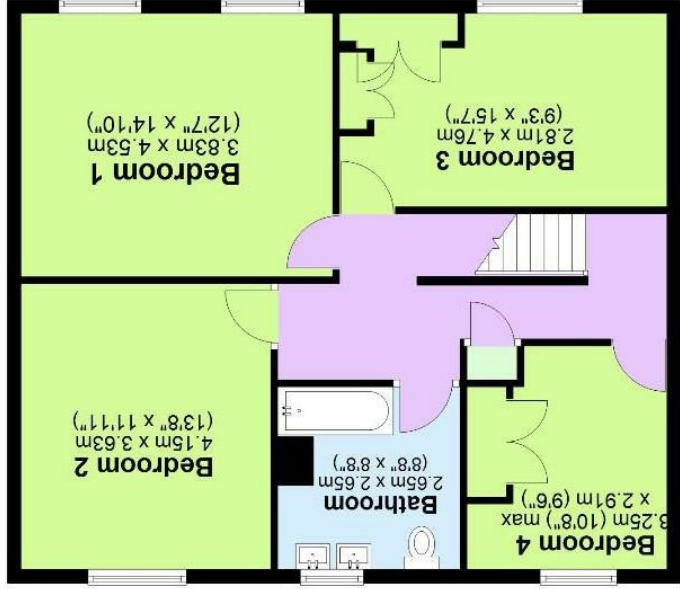
Barlestone also offers a friendly community spirit with a sports and social club and St Giles Football Club, along with scenic rural walks and open countryside. Despite its tranquil feel, the village has convenient road links to Market Bosworth, Hinckley, and Nuneaton, balancing rural living with easy access to nearby towns and amenities.



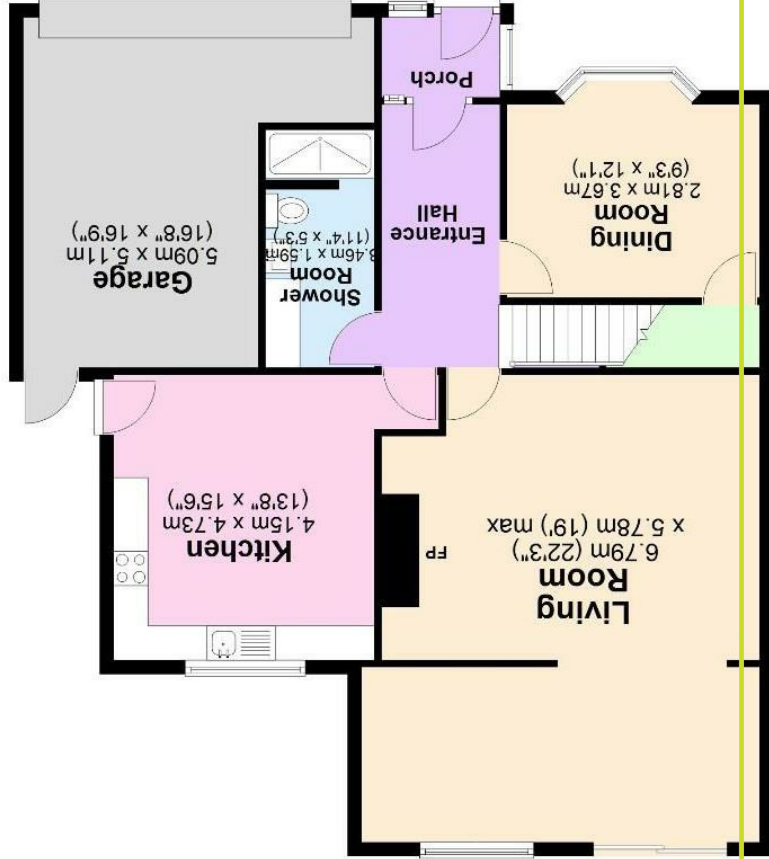
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England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Potential	Current	Potential	Current
	68		79

EPC



First Floor  
Approx. 75.9 sq. metres (816.9 sq. feet)



Ground Floor  
Approx. 105.2 sq. metres (1132.6 sq. feet)

Total area: approx. 181.1 sq. metres (1949.5 sq. feet)

