

Sinclair

A two-story red brick house with a dark grey tiled roof. The front facade features a blue door with a small arched window and a blue-framed window with white shutters. A brick chimney is visible on the right side of the roof. The house is situated on a street with other residential buildings in the background.

Newbold Road, Barlestone

£235,000

Newbold Road

Barlestone, Nuneaton

This extended TWO BEDROOM end terrace with off-road parking, comes to the market within the sought after commuter village of Barlestone. In brief, this wonderfully maintained period property features two ground floor reception rooms, with an open plan breakfast kitchen and ground floor w.c. Stairs rise to the first floor landing, which offers two double bedrooms and a four piece bathroom suite with an expansive garden to rear and picturesque field views. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: A

Tenure: Freehold

- Field Views
- Off-Road Parking
- Extended
- Ground Floor W.C
- Breakfast/Kitchen
- Village Setting



GROUND FLOOR

Lounge

10' 8" x 12' 5" (3.25m x 3.78m)

Entered through a composite front door with inset opaque double glazed panel and having an adjacent uPVC double glazed window to front. Having ceiling rose coving a focal point Gas fireplace (not in use) and timber effect tiled flooring.

Dining Room

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

Having continued flooring from the lounge and stairs rising to the first floor with access to understairs storage, a uPVC double glazed window to side, coving, a log burner on a slate effect half with a timber mantle and opening into the breakfast kitchen.

Breakfast Kitchen

12' 2" x 10' 9" (3.71m x 3.28m)

Inclusive of an attractive range of wall and base units, a breakfast bar peninsula, with inset belfast sink, having a swanneck mixer tap and tiling to splash prone areas. The kitchen also features a four ring induction hob with extractor hood over, a double electric oven and grill with further microwave, an integrated fridge/freezer, and having continued flooring from the dining room. Other benefits include three overhead double glazed skylights, column radiator and a separate utility area with ceramic tiled flooring, space and plumbing for appliances and a uPVC double glazed door accessing the rear garden.

W.C

Comprising a low level push button w.c, wall mounted wash handbasin with monobloc mixer tap, part tiled walls, ceramic tiled flooring and inset downlights.



FIRST FLOOR

Landing

Stairs rising into the first floor landing, grant access to two double bedrooms and a four piece bathroom suite.

Bedroom One

11' 0" x 12' 5" (3.35m x 3.78m)

Having uPVC double glazed window to front and access to over stairs storage.

Bedroom Two

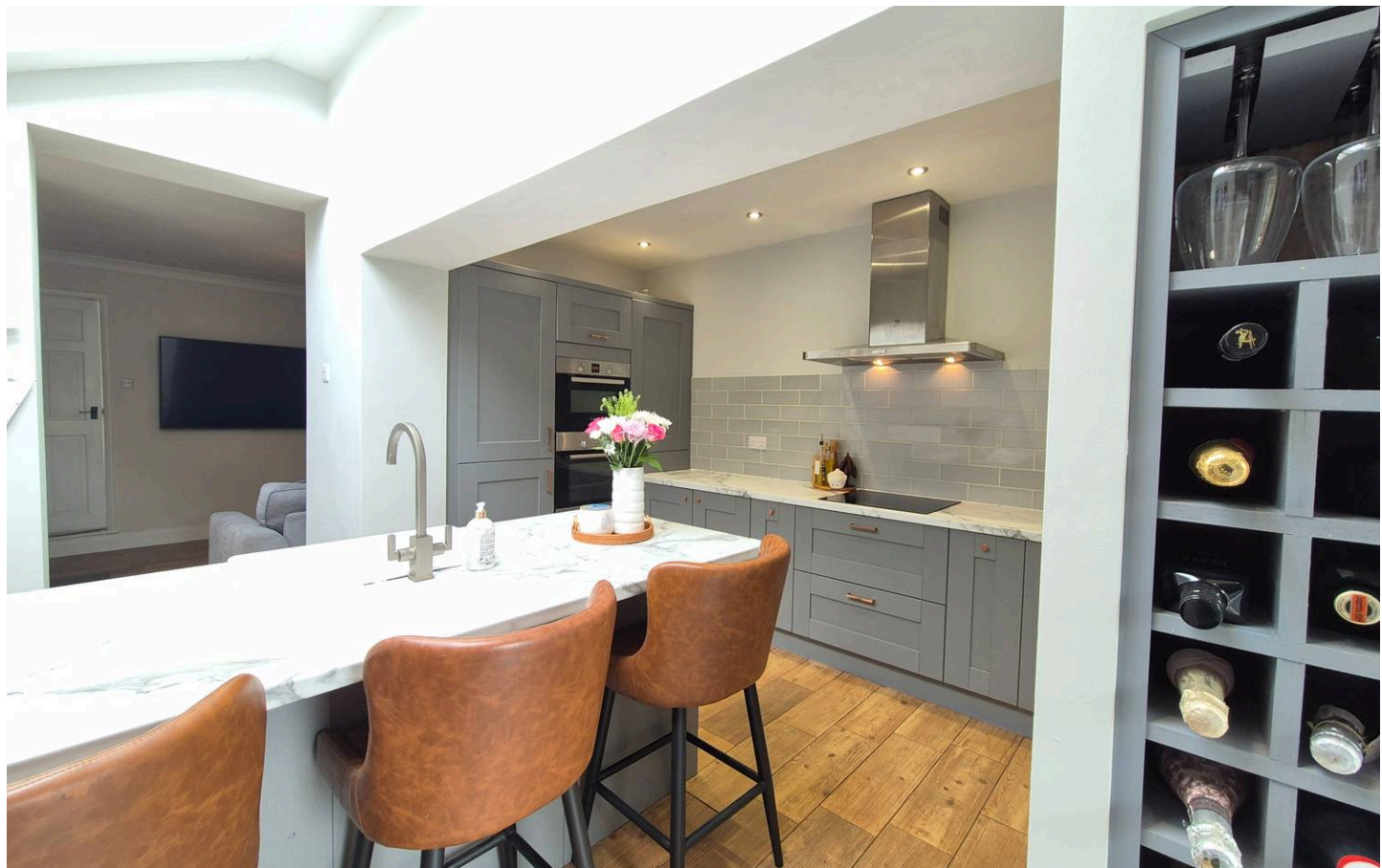
11' 5" x 9' 3" (3.48m x 2.82m)

Having uPVC double glazed window to rear, loft hatch and a cast iron fireplace cover.

Bathroom

12' 9" x 6' 3" (3.89m x 1.91m)

This four piece suite comprises a low level push button w.c, wall mounted wash hand basin with monobloc mixer tap, panel bath, part tiled walls, a shower enclosure with electric power shower attachment, timber effect tiled flooring, and airing cupboard housing the gas central heating boiler, inset downlights, extractor fan, heated towel rail, and having an opaque uPVC double glazed window to rear.



REAR GARDEN

Having side gate access with neighbouring pedestrian access and featuring an area of raised timber decking, giving way to a further raised timber seating area, facilitated by a waterpoint and adjacent planted area and having stone shingled path accessing a well maintained lawn, surrounded by timber close featherboard fence paneling with a picket fence overlooking field views and having an external powerpoint.

DRIVEWAY

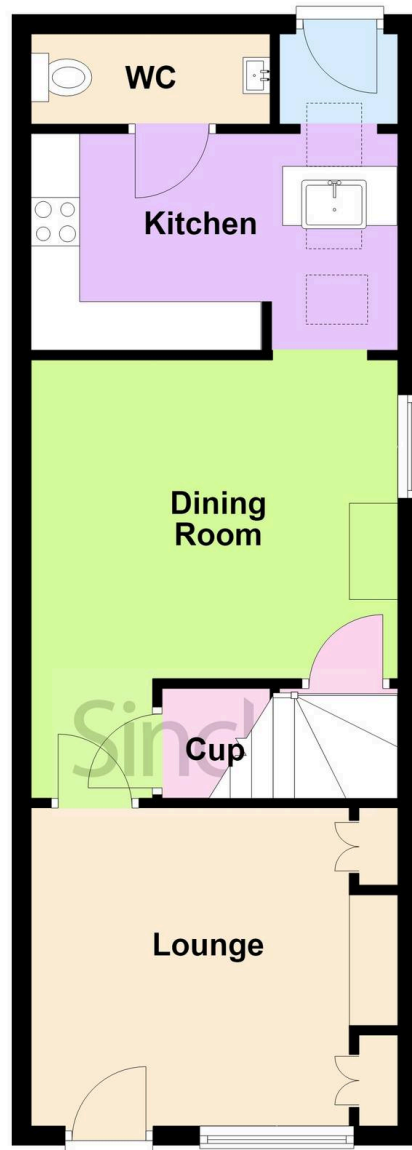
1 Parking Space

A tandem stone shingled driveway offers off road parking for multiple vehicles.

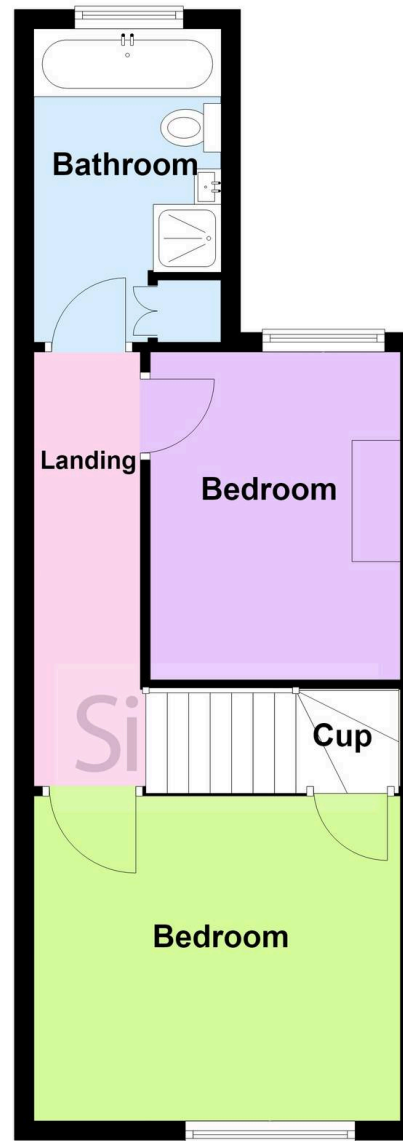




Ground Floor



First Floor





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