



27B Barton Road,
Barlestone,
CV13 0ER.



£480,000

GENERAL

A stylish and thoughtfully designed village home situated on Barton Road in the popular village of Barlestone. Conveniently located close to the local primary school and village amenities, this property offers excellent family accommodation throughout.

The accommodation comprises an entrance hall, spacious sitting room with a log burner and dedicated home office area, a superb open-plan living kitchen, cloakroom and utility room. To the first floor are four generous double bedrooms and a family bathroom.

Outside, the property benefits from a good-sized driveway providing ample off-road parking to the front. To the rear is a well maintained garden, offering an ideal space for outdoor dining, entertaining and family enjoyment.

LOCATION

Barlestone is a vibrant village community. There is a primary school and several shops in the village itself. The historic town of Market Bosworth is a few miles to the West. In Market Bosworth there are an extensive range of amenities including restaurants, shops, sports clubs and also some fantastic walks over the country park and historic battlefield. Barlestone is within easy reach of Leicester by car and Junctions 22/21A and 21 on the M1.



THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into entrance hall.

ENTRANCE HALL

With tiled flooring and central heating radiator.

SITTING ROOM

18'11 max x 18'00 max
A spacious room the main feature being a fireplace housing a wood burning stove and separate alcove being used as a home office area. There is a large window to the front and two central heating radiator's.

INNER HALL

With stairs rising to he first floor. Partially glazed door leads to the kitchen.

KITCHEN DINER

20'09 x 15'08
A spacious dining kitchen offering ample room for a family dining table. The kitchen is fitted with a range of cream wall and base units with granite work surfaces over and an inset black glass sink. Integrated appliances include a Neff induction hob with extractor hood over, Neff electric oven with slide-and-hide door, Neff steam oven and dishwasher, with space provided for a freestanding fridge/freezer. The units feature cleverly designed internal storage solutions, maximising the available space. The room also benefits from a door leading directly to the rear garden.

FAMILY ROOM

14'09 x 14'06
A versatile and well-proportioned room located just off the kitchen, featuring bi-fold doors opening onto the rear garden. The room benefits from tiled flooring and a window to the side, creating a bright and airy space.

UTILITY ROOM

Fitted with a range of white wall and base units with solid wood work surfaces over and an inset Belfast sink. There is space for a range of appliances, along with a

wall-mounted central heating boiler. A very useful pantry area provides excellent additional storage.

CLOAKROOM

With low flush lavatory, wash hand basin and chrome heated towel rail.

STAIRS TO THE FIRST FLOOR

Stairs rise from the inner hall to the first floor.

FIRST FLOOR LANDING

With doors off to the bedrooms and bathroom. Attic hatch with ladder providing access to the partially boarded loft space.

BEDROOM ONE

18'10 x 11'05
With a window to the front, central heating radiator, and carpeted flooring. The room benefits from a good range of open-fronted fitted wardrobes, providing excellent storage space.

BEDROOM TWO

14'11 x 10'08
With a window to the rear , central heating radiator, and carpeted flooring. The room benefits from a range of open-fronted fitted wardrobes, providing excellent storage space.

BEDROOM THREE

11'10 x 10'09
With a window to the front, central heating radiator and carpeted flooring.

BEDROOM FOUR

15'04 x 9'04
With a window to the side and rear, central heating radiator and carpeted flooring.

FAMILY BATHROOM

9'00 x 8'08
Fitted with a stylish four-piece white suite comprising a freestanding bath, large shower enclosure with glass screen, wash hand basin set within a vanity unit, and a

low flush WC. The bathroom also benefits from two useful built-in storage cupboards, providing excellent storage space. Finished with tiled flooring and a window to the rear.

OUTSIDE

To the front of the property there is a great size printed concrete driveway offering plenty of off road parking. Gated side access adds convenience and practicality.

GARDEN

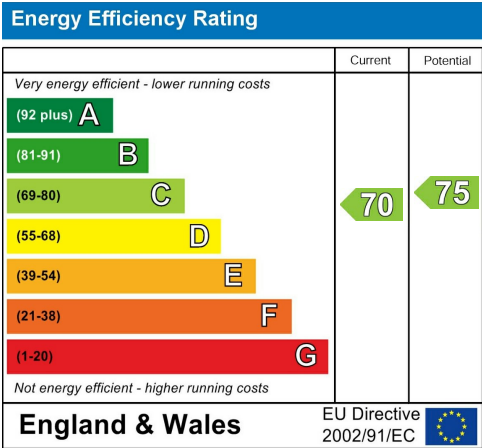
The rear garden is a lovely outdoor space, mainly laid to lawn with a blue slate border to one side. A patio area sits directly behind the house, providing an ideal space for outdoor seating and entertaining. The garden also benefits from a shed included in the sale, together with a further wooden shed currently used as a log store.

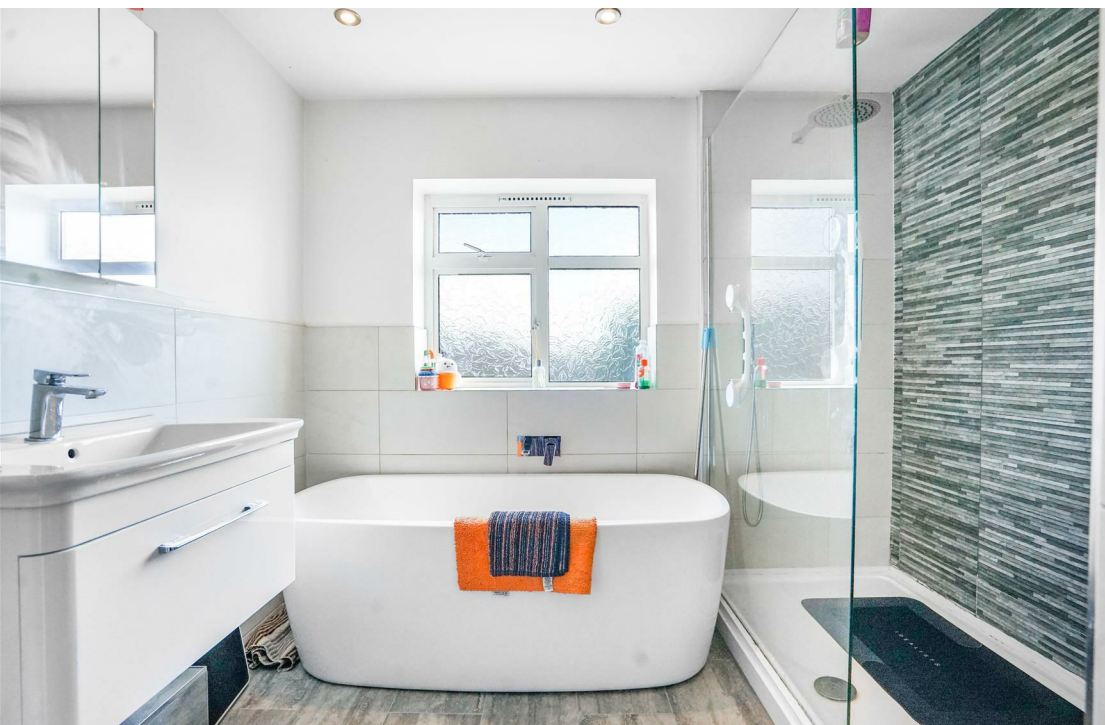
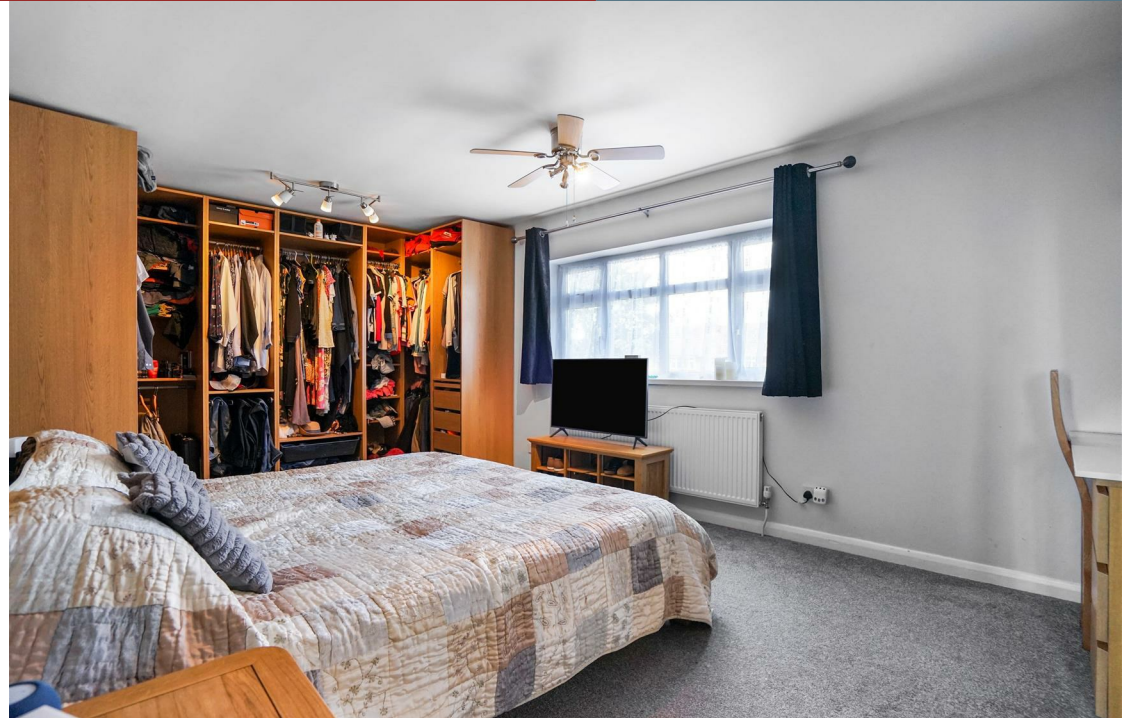
GARAGE

18'03 x 11'00
With electric roller up and over door to the front, sockets and lighting, door access to the utility room.

COUNCIL TAX

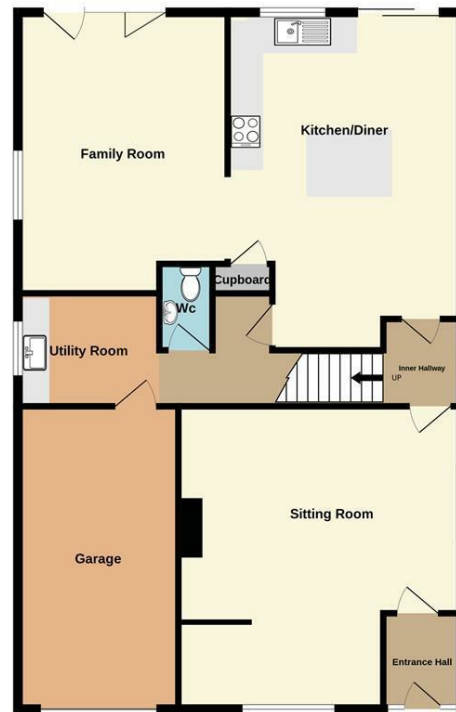
Hinckley & Bosworth - Band E







Ground Floor



1st Floor



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