



7B Nailstone Road,
Barton In The Beans,
CV13 0PU



£440,000

GENERAL

A great house with fabulous proportions and plenty of potential located in the village of Barton In The Beans. The accommodation briefly includes on the ground floor, a entrance hall, sitting /dining room with bay window, kitchen, conservatory, utility area and cloakroom. On the first floor the main bedroom has an en-suite shower room and two further double bedrooms along with a family bathroom. Outside there is a good size driveway to the front and private rear garden.

LOCATION

Barton in the Beans is located approximately three miles North of Market Bosworth. It lies in some of West Leicestershire's prettiest countryside with some lovely walks from the village towards Congerstone and Shackerstone. The village has a rich history. In the 18th century, it was an important centre for the Baptist Church and the Minister of Barton was the notable clock maker, Samuel Deacon (1746-1816). Market Bosworth is, without doubt, one of the most highly regarded and exclusive towns in West Leicestershire with some lovely shops and restaurants overlooking the historic market place and a fantastic range of sporting facilities including bowls, rugby and tennis club. Market Bosworth is also home to the highly regarded Dixie Grammar School and The Market Bosworth School has recently been rated "outstanding" by Ofsted. Congerstone Primary school is also within the catchment.



THE HOUSE

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

ENTRANCE HALL

The entrance hall has a wooden laminate floor, doors to living areas and central heating radiator. Stairs rising to the first floor.

SITTING / DINING ROOM

24'4 x 11'8

A fabulous through room with dual aspect windows letting in plenty of light. The room has laminate wooden flooring, central heating radiator and patio doors to the conservatory.

KITCHEN

11'4 x 11'2

The kitchen is fitted with a range of cream wall and base units with wooden working tops over, quarry tile flooring and space for appliances. Door to the utility area.

CONSERVATORY

12'9 x 12'8

A great space overlooking the garden with tiled flooring and doors to the garden.

UTILITY CONSERVATORY

From the kitchen, there is plumbing for appliances and tiled flooring. Overlooking the garden.

W.C

Low flush lavatory, wash hand basin and central heating radiator.

STAIRS TO THE FIRST FLOOR

Stairs rise from the entrance hall to the first floor.

FIRST FLOOR LANDING

With doors off to the bedrooms and bathroom, window to the rear and attic access.

BEDROOM ONE

11'3 x 14'2 max

With window to the front, fitted wardrobe space, central heating radiator and door to the en-suite.

EN-SUITE

Suite comprising a shower enclosure with glass screen, wash hand basin and low flush lavatory, central heating radiator and window to the side.

BEDROOM TWO

12'4 x 11'4

With window to the front, fitted wardrobe space and central heating radiator.

BEDROOM THREE

11'12 x 11'9

With window to the rear and central heating radiator.

BATHROOM

Suite comprising a panelled bath with shower over and glass screen, wash hand basin and low flush lavatory, central heating radiator and window to the rear.

GARAGE

16'00 x 9'00

With up and over door to the front, power sockets and lighting.

OUTSIDE

To the front of the house there is a good size driveway which is set back slightly from the road. To the rear of the property the garden is mainly laid to lawn with a patio area to the rear of the house, along with a summer house to the bottom of the garden. Behind some fencing in the garden is the oil tank.

COUNCIL TAX

Hinckley & Bosworth - Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Ground Floor



First Floor



Important Notice: Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

Sales: **0116 2796543**

foxcountryproperties.co.uk