

Alexanders
MarketMakers.

Gregory Road
Barlestone

- Traditional bay-fronted three bedroom home
- Impressive open-plan sitting and dining room
- Extended kitchen with garden views
- Well-appointed shower room
- Impressive south-facing rear garden
- Ample parking for multiple vehicles
- Sought-after Gregory Road location
- Popular village of Barlestone
- EPC Rating D / Council Tax Band B / Freehold

This attractive traditional bay-fronted three bedroom semi-detached property is ideally positioned on the sought-after Gregory Road in the popular village of Barlestone. Offering well-maintained and stylish accommodation throughout, the property combines spacious family living with a particularly delightful south-facing rear garden.

The accommodation comprises a spacious and welcoming entrance hall, extended kitchen and impressive open-plan sitting and dining room, with two generous double bedrooms and a versatile third bedroom to the first floor, together with a well-appointed shower room.

Outside, the property occupies a generous and private outdoor space, with a smart block-paved driveway providing ample parking for multiple vehicles and timber double gates providing access to the spacious side and rear gardens. Barlestone is a popular village offering everyday conveniences including a Co-op with post office, pubs, takeaways and other local shops, with nearby Market Bosworth and Hinckley providing a broader range of facilities.













Accommodation:

A spacious and welcoming entrance hall sets the tone for the accommodation throughout, providing access to the extended kitchen and impressive open-plan sitting and dining room. The extended kitchen provides excellent space for a range of appliances and enjoys delightful views over the garden, together with direct external access.

To the right is an impressive open-plan sitting and dining room, featuring French doors opening onto the garden, bespoke fitted storage and an attractive electric fireplace. The open-plan arrangement provides a versatile space for both sitting and dining, with the French doors creating a direct connection to the garden.

To the first floor, there are two generous double bedrooms, both benefiting from bespoke fitted wardrobes, alongside a versatile third bedroom which would make an ideal child's bedroom, home office or dressing room. All three bedrooms are served by a well-appointed shower room, creating well-maintained and stylish accommodation throughout.

Gardens and land:

To the front, the property is approached via a smart block-paved driveway providing ample parking for multiple vehicles. The driveway continues to the side, where timber double gates provide access to the rear garden.

The predominantly lawned garden is enclosed by painted fencing and established hedging, providing a generous and private outdoor space ideal for both relaxation and entertaining. A particularly delightful south-facing patio area is directly accessed from the dining room, creating an excellent space for outdoor entertaining and enjoying the garden. The garden also benefits from raised beds and shed, adding further practicality and interest to the outdoor space.

Location:

Located on the sought-after Gregory Road on the edge of the ever-popular village of Barlestone, families benefit from the well-regarded Barlestone Church of England Primary School, with further primary and secondary options such as Dove Bank Primary, Dixie Grammar School, and The Market Bosworth School within a few miles, supported by local school transport where eligible.

Barlestone offers everyday conveniences including a Co-op with post office, pubs, takeaways, and other local shops, while nearby Market Bosworth and Hinckley provide a broader range of facilities.

Commuters will appreciate good road access to the A50, M1, and M69, with rail services available at Hinckley and Leicester stations, making journeys to Leicester, Birmingham, and beyond straightforward.

Method of Sale:

The property is offered for sale by Private Treaty.

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.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band B.


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Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Heating is provided by a mains gas heating system.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

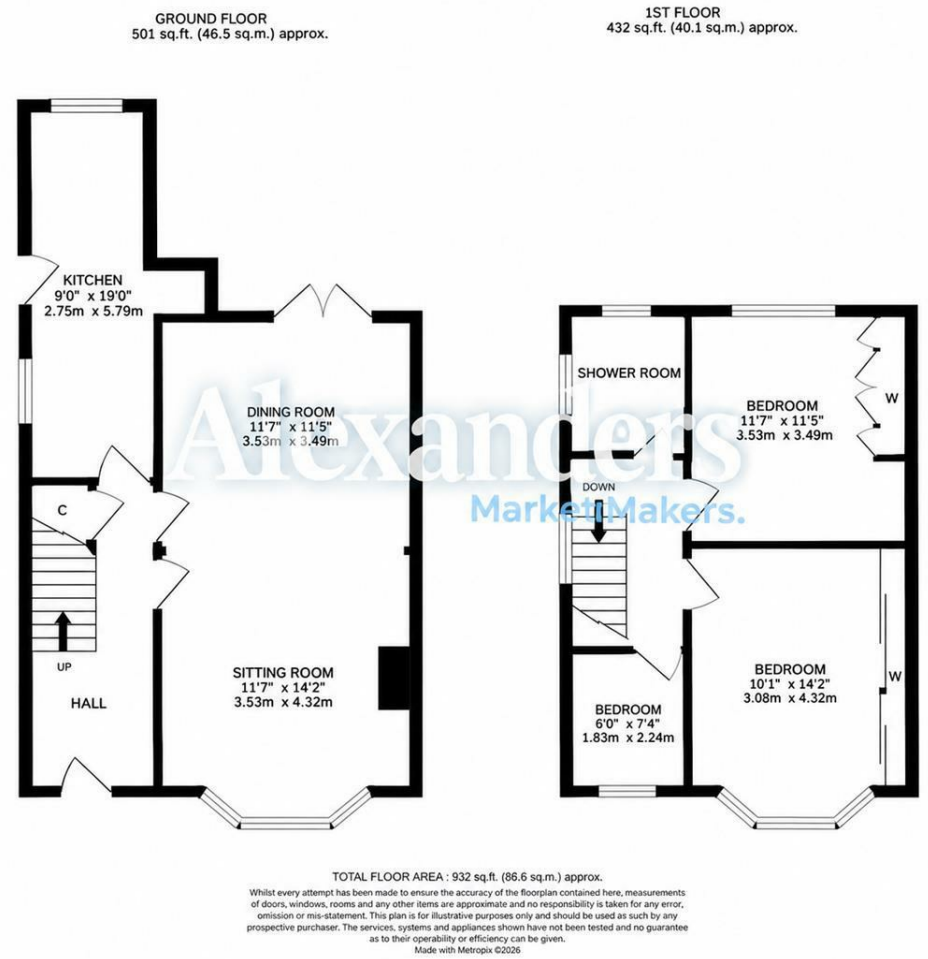
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

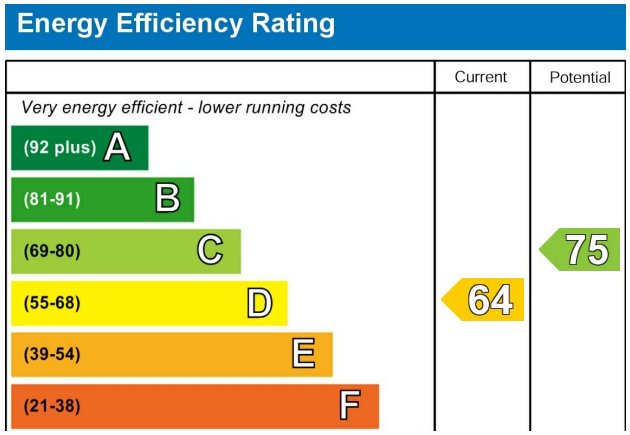
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.









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