

2 May Meadow Close,
Barlestone,
CV13 0HN.

GENERAL

A fantastic opportunity to purchase this one of a kind bungalow located on a small development of only four properties. . Tucked away in a quiet location just off Newbold Road close to the centre of the village. The bungalow offers generous living accommodation and bedroom space. The accommodation briefly includes a spacious kitchen / diner, utility room and w.c, great size sitting room with sun room to the front, four spacious double bedrooms, one benefitting from a en-suite shower room and newly fitted family bathroom. Outside the property has a good size rear garden's and off road parking to the front.

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 BUNGALOW

The bungalow is set on one level, the accommodation is as follows - front UPVC doors open into the entrance hallway.







ENTRANCE HALL
9'06 x 5'08
A great size space, with useful storage cupboard off to one side measuring 5'05 x 4'08, central heating radiator and door opening into the kitchen.

KITCHEN / DINER
20'05 x 18'02 max 11'09 min
Overlooking the garden. The kitchen it fitted with a generous range of country style cream wall and base units with solid pine working tops over and ceramic sink with mixer tap. There is a Belling gas range cooker with extractor over, integrated Bosch dishwasher and American style fridge freezer. There is plenty of space for a dining table. Door opening into the utility room.

UTILITY ROOM
8'03 x 7'00
Fitted with base units, laminate working top over and space for appliances. There is a window overlooking the garden and central heating radiator.

W.C
With a low flush lavatory and central heating radiator.

SITTING ROOM
20'01 x 13'01
A spacious room with double glass doors leading to a separate sun room to the front, the sitting room has a large bay window overlooking the garden, feature fireplace housing a gas fire, wooden laminate flooring and central heating radiator.

SUN ROOM
13'02 x 9'03
At the front of the property, benefitting from large window to the front allowing in plenty of light, wooden laminate flooring and central heating radiator.

BEDROOM ONE
13'08 x 10'11 to wardrobes
With a range of fitted wardrobes and drawers, door to the en-suite shower room, window to the rear and central heating radiator.

EN-SUITE
Suite comprising shower enclosure with curtain, low level lavatory, wash hand basin set in a vanity unit, chrome heated towel rail and window to the rear.

BEDROOM TWO
13'09 x 10'02 to wardrobes
With a range of fitted wardrobes and drawers, window to the front and central heating radiator.

BEDROOM THREE
12'00 x 10'08 to wardrobes
With a range of fitted wardrobes, window to the front and central heating radiator.

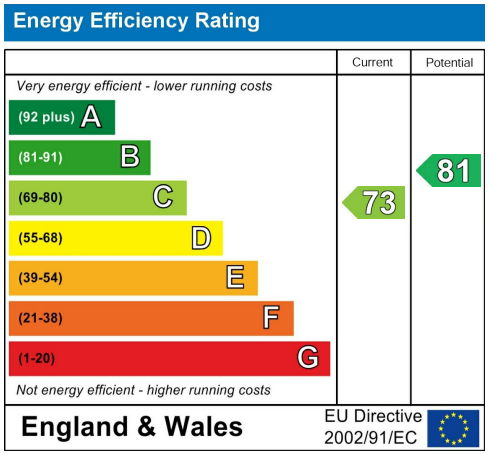
BEDROOM FOUR
17'06 x 17'04
Previously a double garage which has been converted by the current owner. Its a large space with two windows to the front, cupboard housing the central heating boiler and central heating radiator.

BATHROOM
Newly fitted bathroom suite comprising panelled bath, single shower enclosure with riser bar shower, wash hand basin and low flush lavatory set in vanity unit, chrome heated towel rail and window to the rear.

OUTSIDE
To the front of the property there is a driveway for two cars, front garden which is mainly laid to lawn.

GARDEN
The bungalow had a fabulous amount of outside space, to the rear there is the main garden which is mainly laid to lawn with patio and lawn area, there is a good size shed for storage. The gardens extend to each side and there is a fenced are used previously as a vegetable plot and also an additional shed + greenhouse.

COUNCIL TAX
Hinckley & Bosworth - Band E













Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOX

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