



34 Bosworth Road
Barlestone, Nuneaton, CV13 0HU

£280,000

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Brief Description

Offered available with NO UPWARD CHAIN, in the charming village of Barlestone, this delightful detached house offers a wonderful opportunity for those seeking a family home with POTENTIAL for personalisation. Boasting THREE WELL PROPORTIONED BEDROOMS, two inviting reception rooms and a newly replaced family bathroom, it is sure to appeal to a variety of buyers.

Upon entering through the elegant stained glass front door, you are welcomed into an EXTENDED ENTRANCE HALL, complete with a convenient ground floor WC, a useful storage cupboard and a staircase leads you to the first floor.

The living room is a true highlight of the property, featuring a double aspect with windows to the front and FRENCH DOORS that open onto the rear garden, allowing natural light to flood the space. The room is adorned with wall-mounted lights and boasts a STRIKING central fireplace with a stone surround, creating a warm and inviting atmosphere. An open archway seamlessly connects the living room to the dining area, which OVERLOOKS THE GARDEN and is partially open to the kitchen. The kitchen itself is fitted with a range of modern shaker-style cream units and includes a double oven, making it a practical space for culinary enthusiasts.

Outside, the rear garden is designed for easy maintenance and enjoys a WESTERLY ORIENTATION, perfect for soaking up the afternoon sun. It features planted borders, paved pathways, and a block-paved patio, all enclosed within a secure fence boundary. The front garden is softly landscaped with gravel and is complemented by a concrete DRIVEWAY that provides off-road parking, leading to a single DETACHED GARAGE.

This property presents an EXCELLENT CANVAS for those looking to add their own personal touch, making it an ideal choice for families or individuals seeking a comfortable and inviting home in a peaceful setting. With local amenities and green spaces nearby, you will enjoy a tranquil lifestyle while still being within reach of larger towns and cities.





ON THE GROUND FLOOR

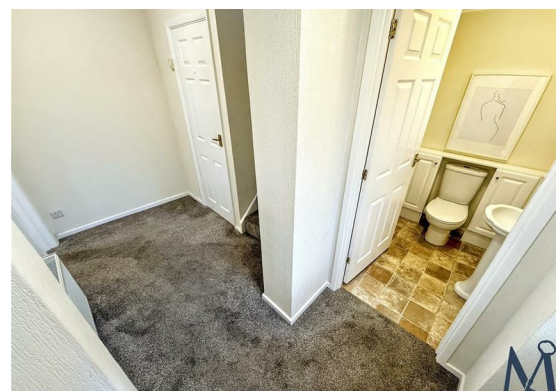
Entrance Hall
4'10" x 7'3" (1.47m x 2.21m)

Ground Floor WC
5'5" x 3'7" (1.65m x 1.09m)

Living Room
11'0" x 19'9" (3.35m x 6.02m)

Dining Area
9'0" x 7'1" (2.74m x 2.16m)

Kitchen
8'11" x 10'2" (2.72m x 3.10m)



ON THE FIRST FLOOR

Landing

Bedroom 1
9'3" x 11'10" (2.82m x 3.61m)

Bedroom 2
9'1" x 8'9" (2.77m x 2.67m)

Bedroom 3
11'2" x 7'7" (3.40m x 2.31m)

Family Bathroom
5'7" x 6'11" (1.70m x 2.11m)



ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Garage



Floor Plan



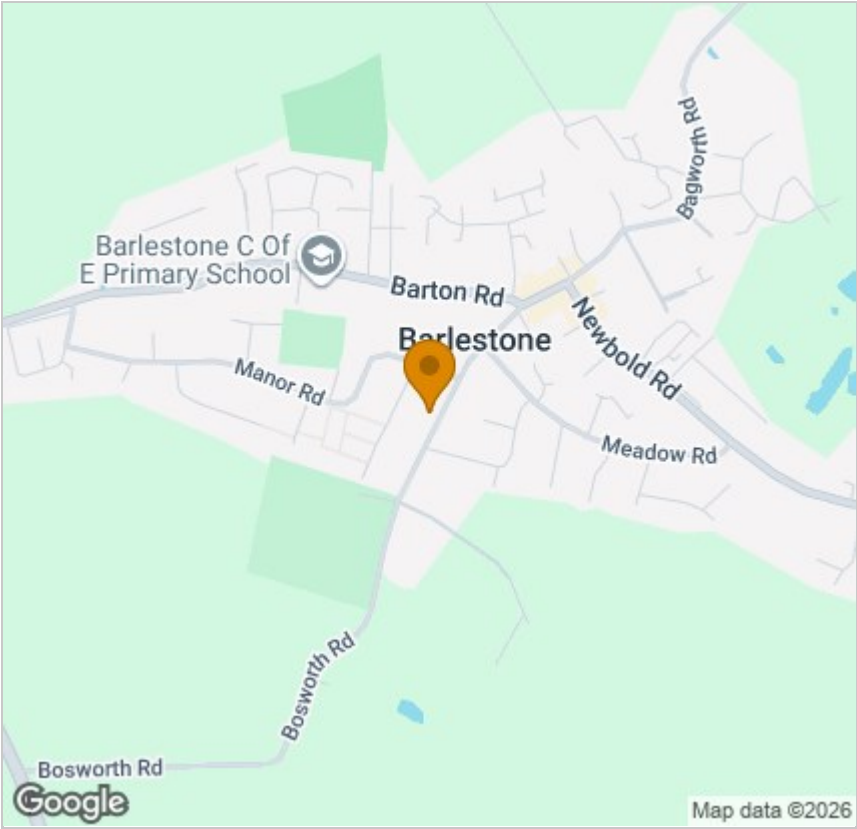
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

