STONEWATER

BARTON ROAD

Barlestone, Leicestershire CV13 0EU

2 bedroom home with private garden and parking for **Rent to Buy**

AVAILABLE TO RESERVE OFF PLAN

P8217

BARTON ROAD

Barlestone, Leicestershire CV13 0EU

Stonewater, working with MyPad Ltd, presents a collection of **two bedroom semi-detached houses for Rent to Buy** at Barton Road, Barlestone.

These two bedroom homes offer a spacious kitchen/dining room at the back leading on to a private rear garden, a separate living room at the front and a useful cloakroom with WC and hand basin on the ground floor. Upstairs are two good-sized double bedrooms and a contemporary style family bathroom. All of the homes benefit from their own off-street parking.

Located 30 minutes outside of Leicester city centre, Barlestone is an attractive medium sized village with around 2,000 residents. The village has three active churches and a village primary school, Barlestone Church of England Primary School, rated 'Good' by Ofsted.

Amenities in the village included a Co-op incorporating a post office, a fish and chip shop, a Chinese takeaway, an Indian restaurant and two hairdressers. There are also two pubs: The Red Lion and The Three Tuns, both of which serve food. A doctor's surgery is located in the village at Westfields whilst a dental surgery is within walking distance from the development.

Barlestone St.Giles football clubhouse is located on Saints Walk which frequently offers a programme of entertainment in the evenings. For those seeking gentler sporting pursuits there is a bowls club situated on playing fields off Bosworth Road.

Barlestone enjoys a peaceful rural setting surrounded by fields and is ideal for anyone interested in picturesque country walks. The nearby market town of Market Bosworth, known for its beautiful Georgian architecture, is considered by many to be one of Leicestershire's most desirable places to live.

The village is also a great place for exploring nearby attractions such as Bosworth Battlefield Heritage Centre and Twycross zoo. For journeys further afield, the nearest train station is at Leicester, 12 miles away, and the nearest airport is East Midlands, just over 17 miles away.

TRAVEL DISTANCES

- Market Bosworth 3.2 miles
- Bosworth Battlefield Heritage Centre 5.7 miles
- Twycross Zoo 7.6 miles
- Leicester 11.7 miles
- Nuneaton 12.9 miles
- Tamworth 16.5 miles
- East Midlands Airport 17.2 miles

SITE PLAN

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PLOT 22

45 Bartlam Close, Barlestone, Nuneaton, Leicestershire CV13 0FB

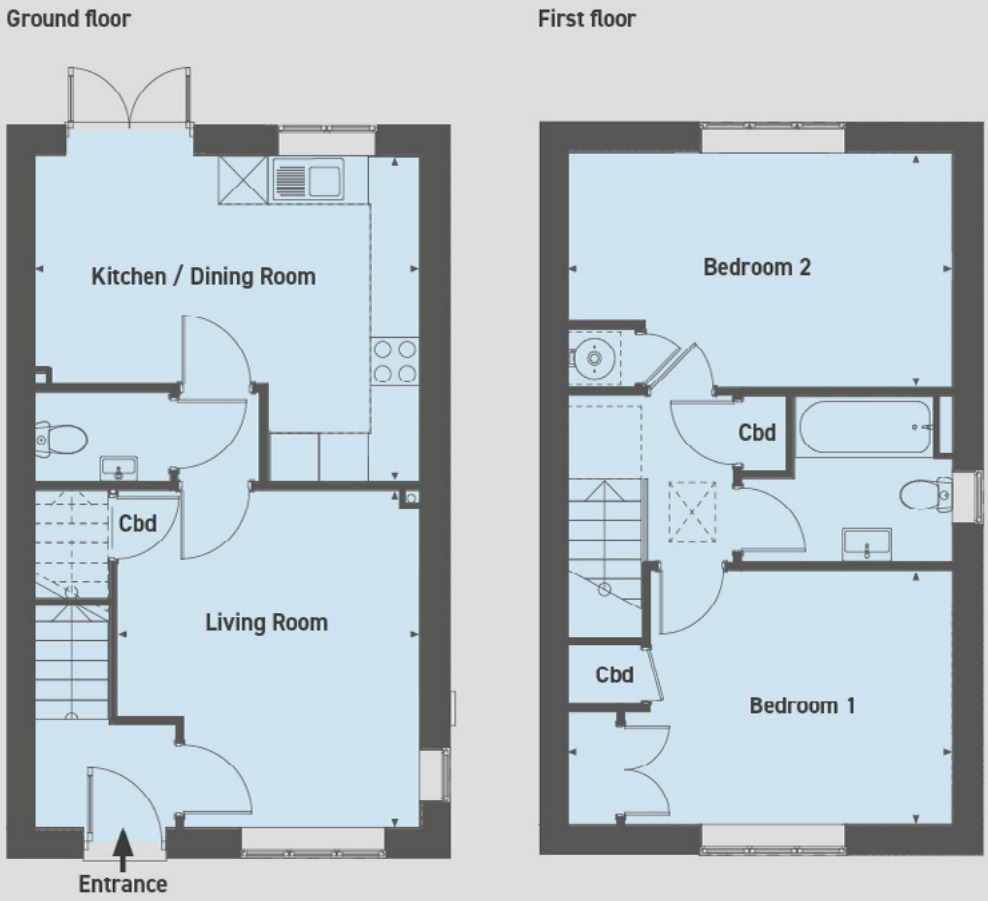
Please note the above computer generated image depicts a typical home at Barton Road, Barlestone and some details, materials, landscaping and levels of ground may vary.

2 bed semi-detached house

Driveway parking for 2 cars
Turfed rear garden
Downstairs WC

Open Market Value: **£255,000**

Monthly Rent: **£900.00**
(includes service charge)



Ground floor

Kitchen / Dining Room
4.76m x 4.05m (15'6" x 13'2")

Living Room
4.16m x 3.74m (13'6" x 12'2")

First floor

Bedroom 1
4.76m x 3.15m (15'6" x 10'3")

Bedroom 2
4.76m x 2.92m (15'6" x 9'5")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans may contain elements which are not present upon the final completion of the property. Specification subject to change. All room dimensions are approximate and are for general guidance only.

Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk.

Eligibility criteria

Please note that a local connection is required for applicants. Further details are available upon request.

Rent to Buy is a scheme which allows you to rent a home at 80% of the market rent, providing you with the opportunity to save towards a deposit to then go on and buy your own home. Our homes will be let on an Assured Shorthold Tenancy for 5 years giving you plenty of time to build up a deposit, after which Stonewater will provide you with an opportunity to buy 100% of the home you know and love.

FIND OUT ABOUT RENT TO BUY

Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of securing your new rent-to-buy home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.

We are committed to making our information accessible to everyone. If you need this document or any information on our website in an alternative format, such as large print, Braille, audio, Easy Read, British Sign Language (BSL), or another language, please contact us. We will be able to provide the information in a format that meets your needs.

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