

# Main Street

Bagworth, Coalville, LE67 1DN

John German





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£340,000

NO UPWARD CHAIN

Immaculate village four bedroom home with versatile split level living and stunning views to the rear from its Juliet balcony over the landscaped gardens to countryside beyond. Gorgeous inside and out with a stylish finish and a stunning kitchen plus plentiful parking set behind five bar gates.



**Location** – This much improved wonderful family home lies in a popular setting within this rural village that has a local shopping parade. There are facilities at nearby Hugglescote, Ellistown, Ibstock and Coalville town centres. The A50 is on the doorstep while Junction 22 of the M1 at Markfield is also close giving access to many East and West Midlands towns and cities.

**Accommodation** – Five bar timber gates open to the driveway that offers parking for three cars and access to the integral garage. A pathway approach leads you to the entrance door which opens to reveal a welcoming tiled reception hallway with stairs off and a useful guest's cloakroom to your right. To your immediate left is a stunning kitchen that is beautifully appointed with cabinets wrapping along three sides of the room with gorgeous counter tops above and inset sink with mixer tap and window over having feature shutters. A range of integral appliances comprise hob with extractor hood above, eye level oven and microwave plus a fridge freezer. There is ample room for a small breakfast table if required.

From the hallway stairs lead both up to the first floor living space and a small flight of stairs lead down to the lower ground floor where you will find a lovely sized open plan living room which has space for a dining table, if required. Set at the focal point of the room is a wonderful feature fireplace with raised marble hearth and back. Lovely wide plank flooring runs throughout, ornamental radiators, feature cornice and rose to the ceiling, a window overlooks the rear garden and a set of patio doors open to the adjoining conservatory. This lovely light and bright room makes for an excellent reception room and has views across the gardens and doors leading out.

Climb the stairs to the first floor and here you will find there are four excellent sized bedrooms, the master bedroom benefits from fitted wardrobes with a uPVC double glazed to the rear offering views over surrounding countryside. Bedroom two similarly has fitted wardrobes and feature fitted shutters, bedroom three has French double doors that open inwards and a wrought iron Juliet balcony, again enjoying lovely rear views.

The family bathroom is well appointed and comprises a panelled bath with overhead shower, a WC, wash hand basin feature tiling runs around the room to half height and coving to the ceiling.

**Outside** – To the rear of the property gardens have been landscaped for ease of maintenance and ideal for entertaining having large paved patio areas. There is a corner timber decked patio, perfect for evening G&T, plus a feature pergola walkway and steps up to a raised deck, ideally placed for the morning sun. The gardens enjoy a great degree of privacy and really are one of the features of this property.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

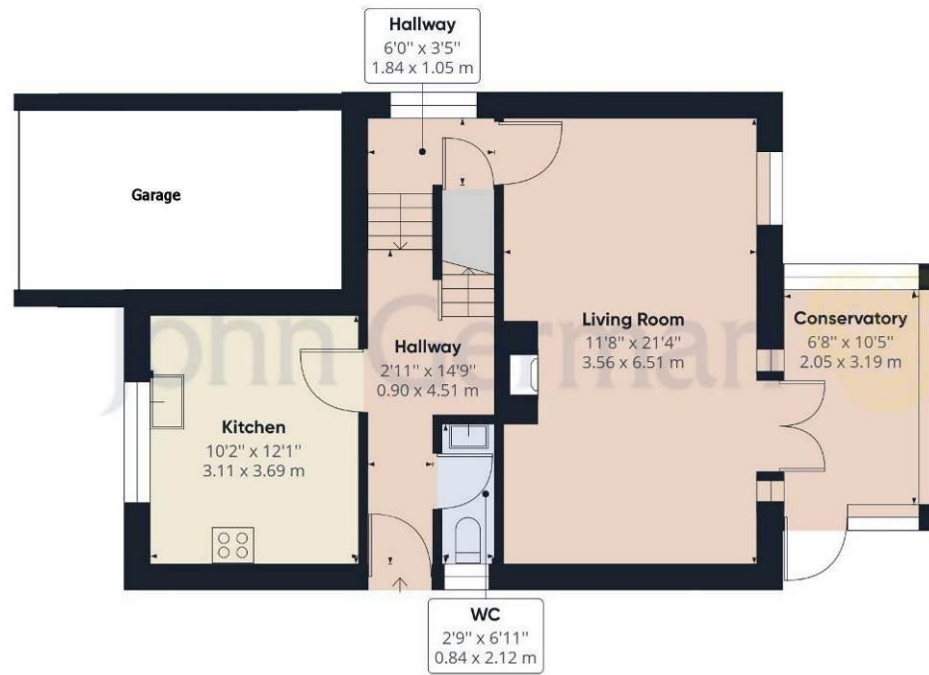
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk)

**Our Ref:** JGA/12042023

**Local Authority/Tax Band:** Hinckley and Bosworth Borough Council / Tax Band D







Ground Floor

Approximate total area<sup>(1)</sup>

1145.34 ft<sup>2</sup>

106.41 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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