

Howden Close

Bagworth, Coalville, LE67 1HT



A well proportioned family home set adjacent to the open green space on this popular development. The property offers four bedrooms, two bathrooms, large through lounge with views over the green, open plan living dining kitchen and landscaped gardens.

£312,000



John German

This lovely modern four bedroom detached home has a great location on this development as it lies adjacent to the open green area and balancing pond. It has the benefit of two driveways providing plentiful parking, and has well proportioned accommodation within.

Central hallway with stairs leading off. There is a useful understairs storage cupboard and practical LVT flooring throughout. The well-proportioned living room has attractive wood effect practical tile flooring underfoot and dual aspect windows with views over the green space to the side.

Leading off the central hallway is a useful guest cloakroom with white suite, closed coupled WC and pedestal wash hand basin, and the heart of the home is the open plan living dining kitchen, providing a central hub to family life, a well-proportioned open plan contemporary living space combining dining area, family seating area and a well-equipped kitchen with a wide range of cabinets wrapping around the room. There is a gas hob with electric oven beneath, stainless steel splashback and matching extractor hood over and space for washing machine. French doors take you from the dining area out into the landscaped gardens with a boardwalk style walkway to a large decked patio area.

On the first floor you will discover four excellent proportioned bedrooms and a lovely family bathroom with a white suite comprising panel bath with shower above, pedestal wash hand basin and WC. There is beautiful full height tiling to the shower area.

The principal bedroom is a generously sized room with fitted wardrobes along one wall providing plentiful storage, there is also an en suite shower room with tiled floor, large tiled shower cubicle with main shower above, pedestal wash hand basin and WC.

Outside, you will find the property has a driveway to the rear for two vehicles with a garage beyond. The property has the additional benefit of another tarmac driveway on the opposite side of the property for a single vehicle and to the rear you will find landscaped gardens which have artificial turf, boardwalk deck with large timber deck patio area, and there is a useful additional garden area behind the garage.

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

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA12042024

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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