



38 Chestnut Drive, Bagworth, Coalville, Leicestershire. LE67 1GW

£230,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

SPACIOUS DETACHED HOME! Reddington Sales & Lettings are pleased to bring to market this deceptively spacious 3 DOUBLE BEDROOM home, which is situated in the popular village of Bagworth with beautiful field views to the front. The property features 3 well sized bedrooms, open plan living space, an en-suite shower room, ground floor WC and a single brick built garage with off road parking. Viewing is recommended to appreciate the size of the property and plot size.

EPC rating C, Council tax band C. Tenure- Freehold

FEATURES

- 3 double bedrooms
- Detached property
- Beautiful outlook
- Generously proportioned
- Dual aspect lounge
- Single garage with off road parking
- EPC C
- Tenure- Freehold
- Council Tax Band C



ROOM DESCRIPTIONS

Front

A beautiful field view outlook. Front of the property features a laid to lawn area, slabbed path to the front door and pathed side access. Access to the garage and parking is via the underpass to the right of the property and the garage belonging to the property is the far right.

Entrance Hall

A welcoming and spacious entrance hall. With wood effect flooring, heating radiator, ceiling pendant lighting, access to under stairs storage, stairs leading to the first floor and door access to the lounge, WC and kitchen/diner.

Kitchen/Diner

4.65m x 2.90m (15' 3" x 9' 6") A large and spacious open plan area fitted with a selection of matching wall and base units with worktop over, uPVC double glazed windows to the front and rear, integrated electric oven and gas ring hob, tiled splashbacks, dual ceiling pendant lighting, space and plumbing for washing machine, space for upright fridge/freezer and vinyl flooring.

Lounge

4.62m x 3.07m (15' 2" x 10' 1") A large and spacious dual aspect lounge with a uPVC double glazed window to the front and French doors leading out to the garden. With dual ceiling pendant lighting, heating radiator and carpeted.

WC

A handy ground floor WC featuring a small uPVC double glazed window to the side, hand wash basin, part tiled walling, ceiling pendant lighting and vinyl flooring.

Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing having a uPVC double glazed window to the front enjoying the field views to the front. Landing giving access to all 3 bedrooms and the bathroom. With ceiling pendant lighting, carpeted and loft access.

Bathroom

1.83m x 2.50m (6' 0" x 8' 2") A large bathroom fitted with a white three piece suite consisting of panelled bath, WC and hand wash basin. With uPVC double glazed opaque window to the rear, heating radiator, part tiled walling, ceiling pendant lighting and vinyl flooring.

Master Bedroom

3.53m x 3.05m (11' 7" x 10' 0") A good sized double bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting, carpeted and access to the en-suite shower room.

En-Suite

A handy en-suite to the master featuring a small uPVC double glazed opaque window to the rear, double step in shower enclosure with wall mounted shower, WC, hand wash basin, heating radiator, part tiled walling, ceiling pendant lighting and vinyl flooring.

Bedroom 2

3.68m x 2.27m (12' 1" x 7' 5") Large sized double bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 3

4.27m x 2.29m (14' 0" x 7' 6") Large double sized bedroom with uPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

A deceptively large rear garden. With mature planted trees, patio area, fenced boundaries and side gated access.

Agents Note

This property is standard built construction. The property is connected to mains gas, electricity and sewerage. Broadband speeds are (standard 5mbps, superfast 66mbps, ultrafast 1000mbps) Mobile signal strengths are medium strength for O2 and weak strength for EE, Three and Vodafone.

Legals

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition of otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	