



30 Howden Close, Bagworth, Coalville, Leicestershire. LE67 1HT

Offers Over £220,000 Freehold

REDUCED



PROPERTY DESCRIPTION

IMMACULATE! Reddington Sales & Lettings are pleased to bring to market this well presented and modern 3 bedroom semi detached home, which is ideally located on a quiet cul-de-sac on a popular development in Bagworth. The property is close to local amenities and has access to open countryside walks on its doorstep. It is immaculately presented throughout and is ready to move straight in to. The property features well maintained front and rear gardens and a single brick built garage with driveway. The ground floor comprises; entrance hall, WC, lounge, under stairs storage and kitchen/diner. To the first floor, there are 3 bedrooms, an en-suite shower room to the master and a bathroom. Viewing is highly recommended to appreciate!

EPC rating B, Council tax band B.

FEATURES

- Three bedrooms
- Ideal for first time buyers
- Quiet cul-de-sac
- Detached garage
- Off road parking
- En suite to bedroom one
- Large kitchen diner
- Front and rear gardens



ROOM DESCRIPTIONS

Front

An attractive frontage with a small lawn and shrubbed area, slabbed pathway to the front door, tarmac driveway to the side providing off road parking and giving access to the garage. Side gated access to the rear garden.

Entrance Hall

A welcoming entrance, accessed via the double glazed front door. With heating radiator and ceiling pendant lighting. Door access to the WC and lounge and stairs leading up to the first floor.

Downstairs WC

A handy ground floor cloakroom accessed via the entrance hall. Fitted with a white two piece suite comprising; low level WC, hand wash basin, tiled splashback, heating radiator, UPVC double glazed window to the front and ceiling pendant lighting.

Lounge

3.56m x 3.48m (11' 8" x 11' 5") A great sized lounge with UPVC double glazed window to the front, heating radiator, ceiling pendant lighting and fully carpeted.

Kitchen/Diner

4.55m x 2.51m (14' 11" x 8' 3") An impressive, bright and spacious kitchen/dining area with UPVC double glazed window to the rear and French style doors leading out to the rear garden. With a selection of matching wall and base units with worktop over, stainless steel oven with four ring gas hob and extractor hood, stainless steel splashbacks, stainless steel 1 1/4 sink and drainer, space and plumbing for washing machine and upright fridge/freezer, TV aerial point, wood effect laminate flooring and ceiling pendant lighting.

Stairs & Landing

Stairs leading up from the ground floor entrance hall. Landing giving access to all three bedrooms and bathroom. There is also loft access.

Master Bedroom

2.90m x 3.86m (9' 6" x 12' 8") A good sized master bedroom with UPVC double glazed window to the front, heating radiator, ceiling pendant lighting, fully carpeted and door access to the en-suite shower room.

En-Suite Shower Room

A handy and good sized en-suite to the master fitted with white three piece suite consisting of; fully tiled shower cubicle, low level WC, hand wash basin, tiled splashbacks, heating radiator, wall mounted extractor fan, UPVC double glazed window to the front and ceiling pendant lighting.

Bathroom

A modern family bathroom fitted with a white three piece suite consisting of; panelled bath with tiled splashback, low level WC, hand wash basin, wall mounted extractor fan, heating radiator, UPVC double glazed window to the side and ceiling pendant lighting.

Bedroom 2

2.49m x 2.67m (8' 2" x 8' 9") Double sized room with UPVC double glazed window to the rear, heating radiator, power sockets, ceiling pendant lighting and fully carpeted.

Bedroom 3

1.78m x 2.51m (5' 10" x 8' 3") With UPVC double glazed window to the rear, heating radiator, power sockets, ceiling pendant lighting and fully carpeted.

Rear Garden

A well maintained rear garden which is mostly laid to lawn. With a slabbed patio, fenced boundaries and side gated access from the driveway.

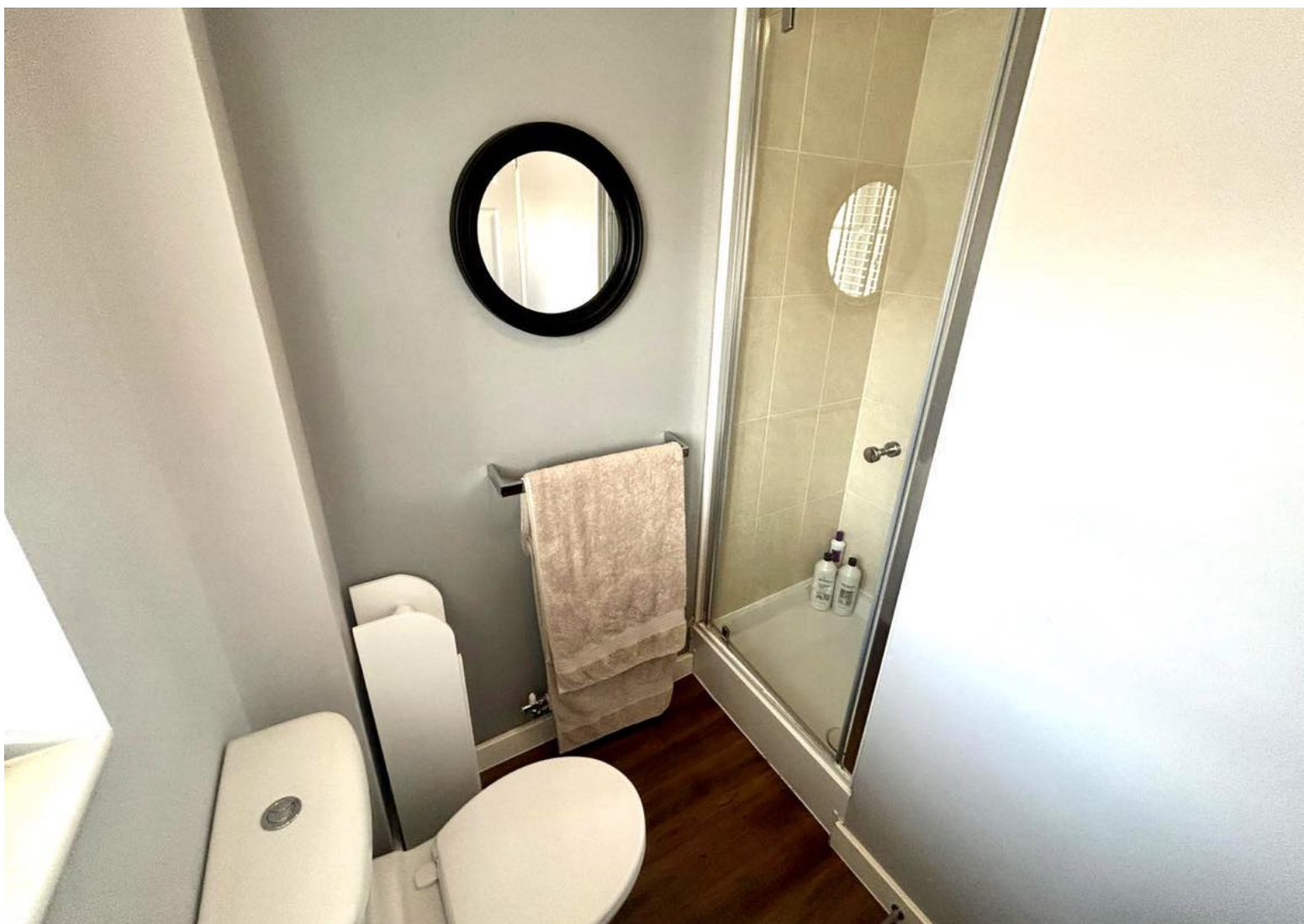
Garage

Single brick built garage with up and over front door accessed at the end of the driveway. There is also door access to the side. Inside has lighting and power.

Legals

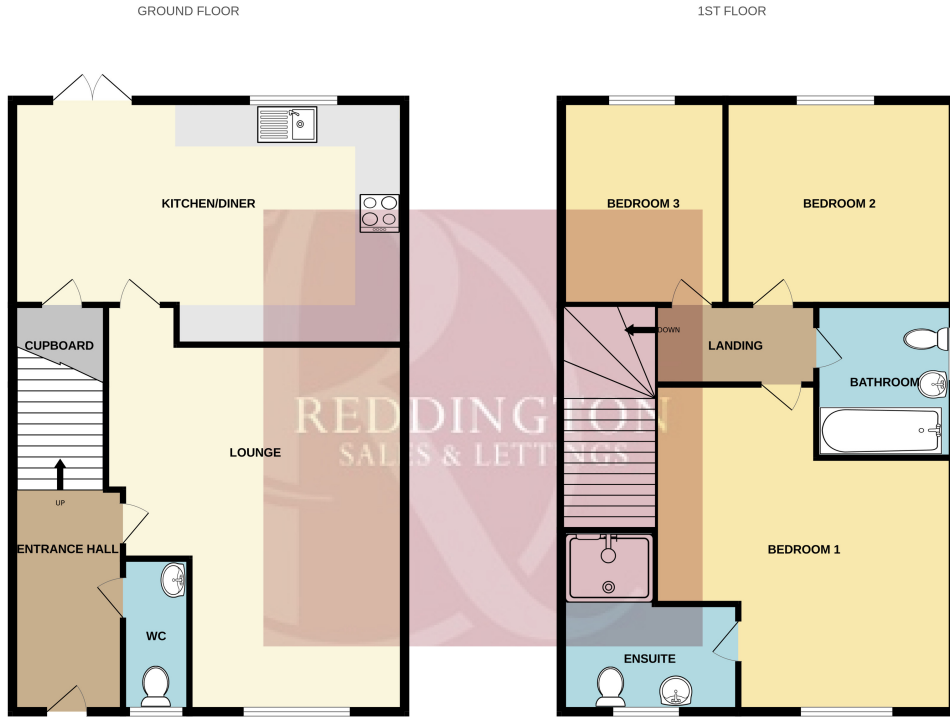
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FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		82	82
(69-80) C			
(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	