



**53 Main Street, Bagworth, Coalville, Leicestershire. LE67 1DN**

**£490,000 Freehold**

**REDUCED**



## PROPERTY DESCRIPTION

ITS ALL ABOUT THE VIEWS WITH THIS PROPERTY! - NO CHAIN

A well-presented, non-state four-bedroom detached family home that offers space and great views to the rear. Benefiting from a stunning heritage breakfast kitchen with solid oak worktops, an excellent-sized utility ( with the potential to do more) is currently used as storage—a good-sized lounge with a log burner, second reception room, conservatory, ground floor WC. The four bedrooms are excellent sizes, with bedroom four currently used as a dressing room. The ensuite and main bathroom have been fitted to a high specification. The main bathroom has a free-standing rolled-edged bath.

It has an enclosed rear garden with fantastic views, driveway parking for two vehicles, and a garage.

Viewing is essential to appreciate what this property has to offer fully. EPC C Rating : Council Tax Rating E

## FEATURES

- Detached 4 bedroom property
- Planning granted for a double storey extension- Ask Agent for further details
- Open views to front and rear
- Non Estate Location
- No chain
- Ground floor WC
- Stunning bathroom with rolled top bath
- Feature landing
- Gas central heating
- uPVC Double Glazed Windows
- Two reception rooms
- Council Tax Band E
- EPC C





# ROOM DESCRIPTIONS

## Entrance Hall

With radiator, uPVC door to the front and wooden Parquet flooring.

## Breakfast Kitchen

Beautiful heritage grey fitted kitchen with solid oak worktops, ceramic drainer sink with mixer tap. Tiled wood effect flooring. Range Master double oven set within an alcove. Integrated Dishwasher, Wine Cooler and Fridge Freezer, uPVC double glazed windows to rear aspect. Wall mount tall standing radiator. Integrated spotlights to the ceiling, built in speakers, uPVC door leading onto the utility area.

## Utility

With uPVC double glazed window to the rear, radiator, tiled floor, fitted cupboards, work tops and plumbing for a washing machine.

## Lounge

3.35m(11'0") x 4.78m(15'8")  
Feature fireplace with log burner, radiator and plinth lighting, ceiling light, with sliding patio doors leading onto the conservatory.

## Reception Room ( Front )

3.35m(11'0") x 3.20m(10'6") into bay window  
With uPVC double glazed bay window to the front, Parquet flooring, radiator and double doors to the lounge.

## Conservatory

2.79m(9'2") x 2.82m(9'3")

With uPVC double-glazed windows to the side and rear and uPVC door to the side, laminate flooring, leading onto the rear garden.

## WC

With low flush wc, wash hand basin and tiled flooring.

## First Floor Landing

With vaulted ceiling, chandelier lighting and uPVC window to the front.

## Bedroom One

4.17m(13'8") x 3.12m(10'3")  
With radiator, carpet, pendant lighting, uPVC double glazed window to the rear.

## Ensuite Shower

It has a fitted shower cubicle, wash hand basin, low flush WC, towel rail, radiator, and an uPVC double-glazed window to the rear.

## Bedroom Two

3.25m(10'8") x 3.20m(10'6")  
With radiator, carpet, pendant lighting, uPVC double glazed window to the front.

## Bedroom Three

2.87m(9'5") x 3.51m(11'6")  
With radiator, carpet, pendant lighting and uPVC double glazed window to the front.

## Bedroom Four

2.51m(8'3") x 2.34m(7'8")  
With uPVC double glazed window to the rear, radiator and carpet.

## Main Bathroom

With a stunning free standing roll edge bath with rain shower over, low level under the bath lighting, vanity unit with wash hand basin, uPVC double glazed window to the rear and tiled flooring and traditional radiator.

## Garage

Single integral garage with up and over door, power and lighting.

## Outside

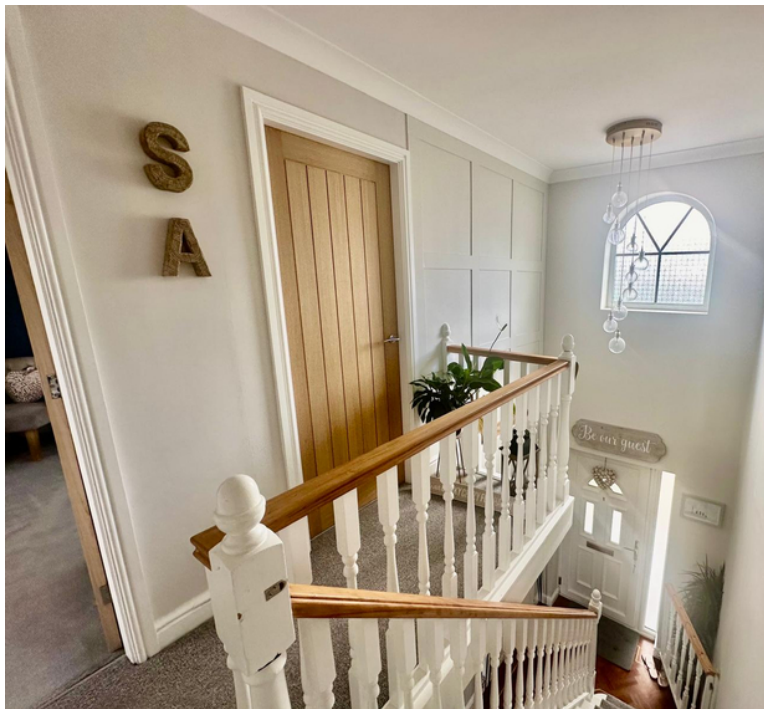
The rear garden has an extensive patio area, further decked area, feature wall, lawned area with flowering and shrub borders, felt and timber garden shed, and outside lighting to the front and rear. The rear garden enjoys a high degree of privacy and enjoys outstanding countryside views to the rear.

## Admin Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage.

## 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



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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	