



349 Station Road, Bagworth, Coalville, Leicestershire. LE67 1BL

£200,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

This immaculately presented three-bedroom terrace property is not one to miss, offering spacious and well-maintained accommodation throughout. The ground floor provides a welcoming entrance hall, generous living and dining space, a well-equipped kitchen with separate utility area, and a large family bathroom. To the first floor are three well-proportioned bedrooms. Externally, the property benefits from a front garden and a rear courtyard ideal for outdoor seating, leading to a shared driveway with designated parking for two vehicles, as well as a further enclosed lawned garden with shed and attractive open field views. A fantastic opportunity for buyers seeking a home ready to move straight into.

EPC Rating D      Council Tax Band A

## FEATURES

- Three Bedroom Terrace Property
- Off Road Parking for 2 Cars
- Immaculate Presentation Throughout
- Open Plan Lounge Diner
- Utility & Downstairs Shower Room
- Open Field Views
- Rear Courtyard & Lawned Garden
- Council Tax Band A
- EPC Rating D



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

The property is entered through a uPVC front door into a welcoming entrance hall. The hall features pendant lighting, fitted carpet, and provides access to a useful under-stairs storage cupboard. There is also a door leading into the dining room. Built-in cupboards house the fuse box and utility meters.

#### Dining Room

3.13m x 3.06m (10' 3" x 10' 0") The dining area is a spacious and flexible room featuring attractive wood-effect flooring and a uPVC double glazed window to the front elevation, allowing for plenty of natural light. The space offers versatility for formal dining or everyday family use and leads openly into the lounge area, creating a seamless flow ideal for modern living.

#### Lounge

4.85m x 3.63m (15' 11" x 11' 11") The lounge is a well-proportioned and inviting space featuring wood-effect flooring and wall lights that create a warm and comfortable atmosphere. uPVC double glazed French doors open directly onto the patio area, providing plenty of natural light and easy access to the courtyard area. Stairs rise to the first floor, and a door leads through into the kitchen.

#### Kitchen

2.11m x 3.04m (6' 11" x 10' 0") The kitchen is fitted with a range of white base units complemented by wood-effect worktops, providing both style and practicality. There is a gas hob with oven below and an extractor hood above, along with a sink and drainer. Space and plumbing are available for a washing machine. The room benefits from two uPVC double glazed windows to the side aspect, allowing for plenty of natural light, and is enhanced by ceiling spotlights. The space is finished with vinyl flooring, and a door leads through into the utility area.

#### Utility Area

2.14m x 1.50m (7' 0" x 4' 11") The utility area is carpeted and features pendant lighting, along with useful worktop space and room for an under-counter fridge. A door provides access to the bathroom, while a uPVC double glazed door leads out into the porch area.

#### Bathroom

2.00m x 3.41m (6' 7" x 11' 2") The bathroom is very spacious and fitted with carpet flooring and pendant lighting. It comprises a low flush WC and a sink set within a vanity unit offering useful storage below. There is a bath with shower over, with tiled surround, and a heated towel rail for added comfort. A uPVC double glazed frosted window to the side aspect provides natural light while maintaining privacy.

#### Porch

The porch is carpeted and currently houses a tumble dryer, making practical use of the space. A uPVC double glazed sliding door leads out onto the courtyard decking area, providing easy access to the outside space.

### First Floor

#### Landing

The landing is carpeted and features a wall light, creating a warm and welcoming feel. Doors lead off to all three bedrooms, providing access to the first-floor accommodation.

#### Bedroom One

4.48m x 3.60m (14' 8" x 11' 10") Bedroom one is a very spacious room featuring wood-effect flooring and pendant lighting. A uPVC double glazed window to the rear elevation allows for plenty of natural light. The room also benefits from a large cupboard, providing excellent storage space.



# ROOM DESCRIPTIONS

## Bedroom Two

2.27m x 3.12m (7' 5" x 10' 3") Bedroom two is a comfortable double bedroom, carpeted and fitted with pendant lighting. A uPVC double glazed window to the front elevation provides natural light, creating a bright and pleasant space.

## Bedroom Three

2.40m x 2.31m (7' 10" x 7' 7") Bedroom three is a very good-sized third bedroom, carpeted and fitted with pendant lighting. A uPVC double glazed window to the front elevation, this is a versatile room ideal for use as a bedroom, nursery, or home office.

## Outside

Externally, to the front of the property there is a slabbed pathway leading to the front door, alongside a good-sized front garden space.

To the rear, there is a slabbed and decked courtyard area, ideal for outdoor furniture and entertaining. A gate provides access onto a shared driveway, beyond which there is a concrete area offering designated parking for two vehicles.

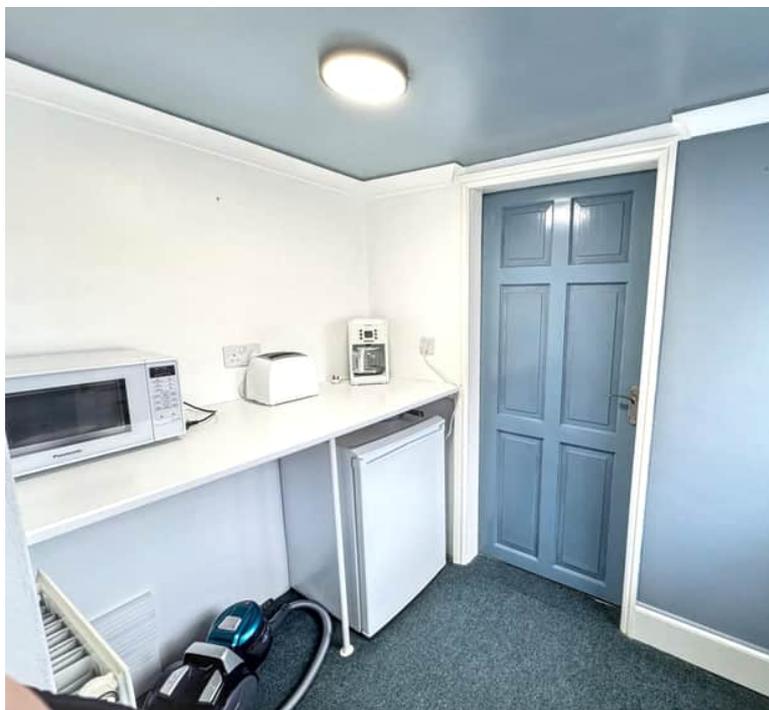
The main garden is enclosed by timber panel fencing and is predominantly laid to lawn, with a concrete area to the rear housing a shed. The garden enjoys attractive open field views.

## Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 8mbps and superfast 71mbps. Mobile signal strengths are medium strengths for O2.

## Legal Information

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 or 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.







# EPC

