



78 Main Street, Bagworth, Coalville, Leicestershire, LE671DN

MOORE
& YORK



Property at a glance:

- Character Semi Detached Cottage
- Stunning Open Views
- Excellent Fusion Character & Contemporary Living
- En-Suite & Luxury Family Bathroom
- Three Bedrooms
- Oil Heating & Double Glazing
- Good Sized Plot
- Further Land With Outbuilding(available separate negotiation)
- Kitchen/Dining Room & Utility Room

Guide Price £375,000 Freehold



Beautifully presented character semi detached cottage sitting on a good sized plot with stunning open countryside views to front and rear. The property has been maintained with great care and attention to create an excellent fusion of character and contemporary living and the accommodation briefly comprises to the ground floor entrance hall with feature stairwell, Cloakroom/WC, kitchen/dining room, utility area and lunge with feature fire place and to the first floor master bedroom with en-suite, two further bedrooms and four piece family bathroom. This lovely home stands on the edge of this popular village with double gated access to side leading to gardens and parking with further gardens with large workshop offering potential for development(STP) which is available via separate negotiation. Rarely do properties of this style and location become available and we highly recommend an internal viewing to appreciate the accommodation presented

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE HALL

Exposed beams, feature stairwell to first floor accommodation, radiator, tiled floor, under stairs recess, UPVC sealed double glazed window.

CLOAKROOM/WC

Comprising low level WC and wash hand basin, tiled floor.

KITCHEN/DINING ROOM

23' 8" x 8' 5" (7.21m x 2.57m) Cottage style units comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood, free standing central heating boiler, exposed beams, tiled floor, UPVC sealed double glazed windows, double doors to lounge, archway with exposed brickwork leading to;

UTILITY AREA

7' 4" x 5' 10" (2.24m x 1.78m) Work surface with utility space under with plumbing for washing machine, wall mounted eye level cupboards, cloaks cupboard, radiator, tiled floor.





LOUNGE

13' 3" x 12' 5" (4.04m x 3.78m) Feature multi fuel burner set in exposed brick surround and raised tiled hearth, radiator, TV point, UPVC sealed double glazed windows, exposed beams.

FIRST FLOOR LANDING

Exposed beams, stripped panelled flooring, radiator.

BEDROOM 1

13' 4" x 12' 6" (4.06m x 3.81m) Radiator, UPVC sealed double glazed windows, access to loft space, stripped panelled flooring, cottage style door.

EN-SUITE SHOWER ROOM

Three piece suite comprising corner tiled shower cubicle, vanity sink unit and low level WC, tiled splash backs, heated towel rail, cottage style door.

BEDROOM 2

11' 7" x 8' 0" (3.53m x 2.44m) UPVC sealed double glazed window, radiator, stripped panelled flooring, exposed beams, cottage style door.

BEDROOM 3

8' 4" x 8' 1" (2.54m x 2.46m) Radiator, UPVC sealed double glazed window.

FAMILY BATHROOM

7' 5" x 6' 3" (2.26m x 1.91m) Feature four piece suite comprising corner tiled shower cubicle, free standing claw foot bath with mixer tap and shower attachment over, sink unit and low level WC, heated towel rail, UPVC sealed double glazed window.

OUTSIDE

To the side of the property there is secure gated access leading to long driveway providing ample parking with lawns with evergreen and floral beds, Access to further land with workshop offering potential for further development(STP) which is available via separate negotiation. Open plan gardens to front.

SERVICES

All main services are understood to be available except gas. Central heating is oil-fired, electric power points are fitted throughout the property, windows are double glazed, and an alarm system is fitted.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

TENURE

Freehold

COUNCIL TAX BAND

Hinckley & Bosworth B

EPC RATING

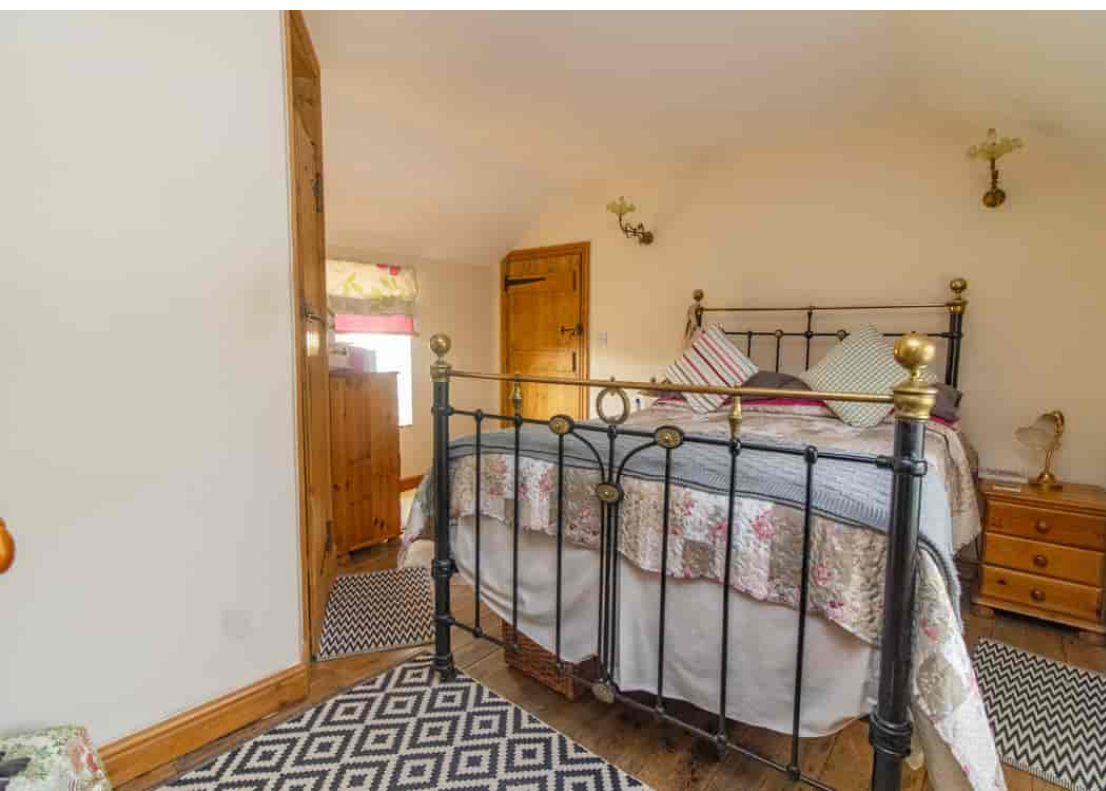
TBC

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

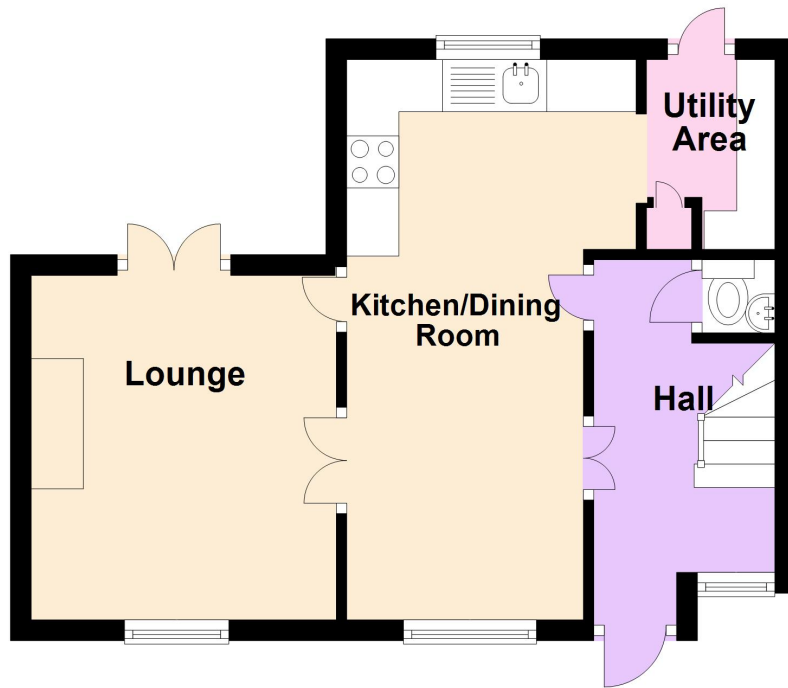
IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.



Ground Floor

Approx. 31.6 sq. metres (340.5 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.8 sq. feet)



Total area: approx. 62.6 sq. metres (674.3 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

