



Plot 6, The Laurels Main Street, Bagworth, LE67 1DN

£495,000



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£495,000

# Plot 6, The Laurels Main Street

Bagworth, LE67 1DN

- Environmentally Sustainable
- Secure Gated Development
- Open Plan Kitchen / Living
- Two Bathrooms
- Garden
- One of 7 Properties
- Contemporary Bold Styling
- Four Bedrooms
- Utility & Cloakroom
- Predicted EPC Rating A

**\*\*NO ENERGY BILLS FOR FIRST TWO YEARS (CONDITIONS APPLY)\*\***

**\*\*A FOUR BED SMART HOME INCORPORATING THE LATEST TECHNOLOGY\*\*  
SECURE GATED DEVELOPMENT AND COUNTRY VIEWS\*\*  
ENVIRONMENTALLY SUSTAINABLE AND ULTRA ENERGY EFFICIENT \*\***



## GENERAL

WHAT IS AN ULTRA ENERGY EFFICIENT HOUSE

THE TECHNOLOGY

THE HEATING

PHOTOGRAPHS

THE HOUSE

LOCATION

RECEPTION HALL & CLOAKROOM

KITCHEN 22'3" x 13'2" (6.8 x 4.03)

LIVING ROOM 20'4" x 12'1" (6.2 x 3.7)

UTILITY ROOM 5'8" x 3'11" (1.74 x 1.2)

FIRST FLOOR

BEDROOM ONE 14'4" max x 10'9" (4.37 max x 3.28)





EN-SUITE

BEDROOM TWO 11'4" x 10'9" (3.475 x 3.3)

BEDROOM THREE 10'9" x 10'5" (3.3 x 3.195)

BEDROOM FOUR 14'1" max x 12'4" (4.31 max x 3.77)

BATHROOM

THE GARDEN

OUTSIDE













Directions



- Plot 1: 5 Bedroom + Studio
- Plot 2: 5 Bedroom
- Plot 3: 5 Bedroom
- Plot 4: 4 Bedroom
- Plot 5: 5 Bedroom
- Plot 6: 4 Bedroom
- Plot 7: 4 Bedroom



KEY:

-  SITE BOUNDARY
-  PROPOSED PLOTS' BOUNDARY
-  1 GRASS
-  2 NO-DIG SOLUTION SURFACE
-  3 PAVEMENT
-  4 TIMBER DECKING
-  5 PROPOSED TREE
-  6 PROPOSED FENCE
-  7 GRAVEL SURFACE
-  8 WASTE
-  9 PROPOSED LOW PLANTS
-  10 ENCLOSED BIN COLLECTION AREA

**Party Wall Notices:**

Please note that before building works commences it is the responsibility of builder or owner to serve party wall notices to all neighbours

**Notes:**

1. All dimensions are in millimetres. Do not scale from this drawing. Dimensions stated are for guidance only, contractor to verify all boundary positions and dimensions on site prior to commencing any works, making workshop drawings or obtaining any materials.
2. All dimensions and levels are to be checked & verified on site by contractor and the ARCHISPACE Ltd is to be informed of any discrepancies before construction commenced.
3. This drawing to be read in conjunction with contracts, documents, project working drawings, specification, all consultants /specialist drawings, details and specification.
4. All works to be carried out in accordance with current building regulations and to the satisfaction of local authority. The drawing does not indicate or imply the structural condition of the existing property. This drawing has been prepared for assistance in the preparation of details for planning purposes only. No check dimensions have been taken, all details have been provided by the client.
5. This drawing is the copyright of ARCHISPACE Ltd and must not be traced or copied in any way or form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner in relation to the property as referred to on the drawing. This drawing may be copied by an authorised officer of the local authority with the sole purpose to assist in the determination of a planning application and may not be used for any other purpose unless otherwise agreed in writing.
6. This drawing is for the purpose of negotiating with the relevant local authority for approval under the town and country planning act only.



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Revision	Date	Description	Drawn
-	22.04.04	Issued for Information	ek
A	22.04.06	Planning Application Issue	ek
B	22.02.02	Proposed Trees added	ek
01	13.02.23	Drawings System of Numeration Amended	ek
02	22.02.23	Issued for Condition Discharge	ek
03	10.08.23	Issued for Condition Discharge	ek

Client  
**SPACECOM LTD**

Project Title  
**LAUREL HOUSE FARM**

**2 MAIN STREET**  
**BAGWORTH LE67 1DN**

Drawing Title  
**PROPOSED SITE PLAN**

**LANDSCAPE PLAN**

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Project Status  
**BUILDING CONTROL - S4**

Scale @ A1  
1:200

Drawn by  
ek

Checked by  
ek

Date  
Nov 21

Job No.  
2205

Drawing No.  
LHF-ASL-SP-00L-DP-A-005

Rev  
03

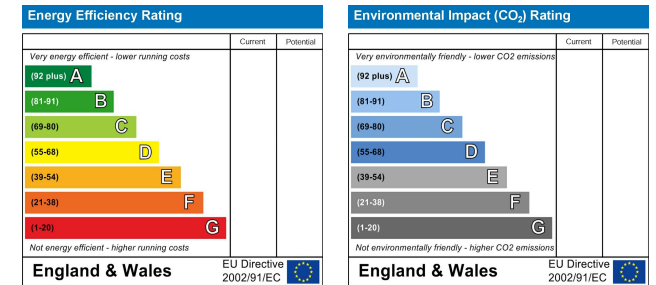
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Market Bosworth Sales Office on 01455 890898 if you wish to arrange a viewing appointment for this property or require further information.



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