



19 Maynard Walk
Bagworth
Leics LE67 1BW





£300,000

GENERAL

19 Maynard Walk is a beautifully styled detached family home which has been much improved with considerable flair over recent years. The house is on an exceptional corner plot, in a cul de sac location, with extensive gardens to three sides and generous parking and garage. The house is located in a prime position at the end of the cul de sac, with beautiful views of the local parkland within the National Forest and country walks on the doorstep. The accommodation briefly includes on the ground floor an elegant sitting room, dining kitchen, conservatory and cloakroom. To the first floor, there are three bedrooms with an en-suite to the master bedroom and family bathroom.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

RECEPTION HALL

With oak laminate floor, central heating radiator, stairs rising to first floor and door to the cloakroom.

CLOAKROOM

With low flush lavatory, wash hand basin and central heating radiator.



SITTING ROOM

14'7" x 13'6"

A beautiful light and elegant room with oak laminate flooring and dual aspect windows overlooking the front and side gardens. Multi fuel log burning stove by "Portway" set on a travertine hearth with provision for a wall mounted television above. Central heating radiator and dimmer switch.

DINING KITCHEN

14'7" x 10'6"

The kitchen area is fitted with a comprehensive range of base and wall units with solid oak work surfaces, incorporating a Belfast sink and and travertine tiling to the walls. There is a "Smeg" oven with a four ring gas hob and extractor over and plumbing for both a washing machine and dishwasher. From the dining area, there are French doors opening into the conservatory and door to a large under stairs storage area. Provision for a wall mounted television.

CONSERVATORY

11'7" x 8'10"

A lovely vantage point from which to enjoy the garden. There is a central heating radiator and French doors opening into the garden terrace.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms and family bathroom. Loft access to boarded and insulated loft space with power and drop down ladder.

MASTER BEDROOM

10'5" x 9'7"

A beautiful light room with dual aspect windows with lovely views. There is a fitted double wardrobe and airing cupboard. Provision for a wall mounted television. Central heating radiator. (Hatch to part boarded roof space). Door to en-suite.

EN-SUITE

Fully tiled with Italian marble tiles. There is a double shower cubicle with electric shower, a floating wash hand basin on vanity unit with a matching wall mounted cupboard. There is a ladder style towel rail.

BEDROOM TWO

11'10" x 7'8"

A double room with dual aspect windows and lovely views. Central heating radiator.

BEDROOM THREE

8'10" x 6'9"

Central heating radiator.

BATHROOM

Suite comprising a panelled bath with mixer tap, a double flush lavatory, wash hand basin. There is Travertine tiling to the floor and tiling to the walls on 3 sides. Central heating radiator.

OUTSIDE

To the front and side elevations there are lawned areas surrounded by a privet hedge with wrought iron railings and gates which encompass the boundary of the property providing a high degree of privacy. There is a large tarmac driveway providing extensive off road parking which leads to the SINGLE GARAGE. There is also gated access to the rear.

SINGLE GARAGE

With up and over door, power, lighting, work bench and part boarded eaves storage.

THE GARDENS


The gardens, which are to three sides of the house, are a fantastic feature of the property and offer a high degree of privacy and security. There is mature hedging, with the main lawn being south westerly facing and well stocked borders of trees and shrubs. There is a large patio area with a stainless steel water feature and two timber decked areas that incorporate LED lighting, which are perfect for al fresco dining and entertaining.

COUNCIL TAX

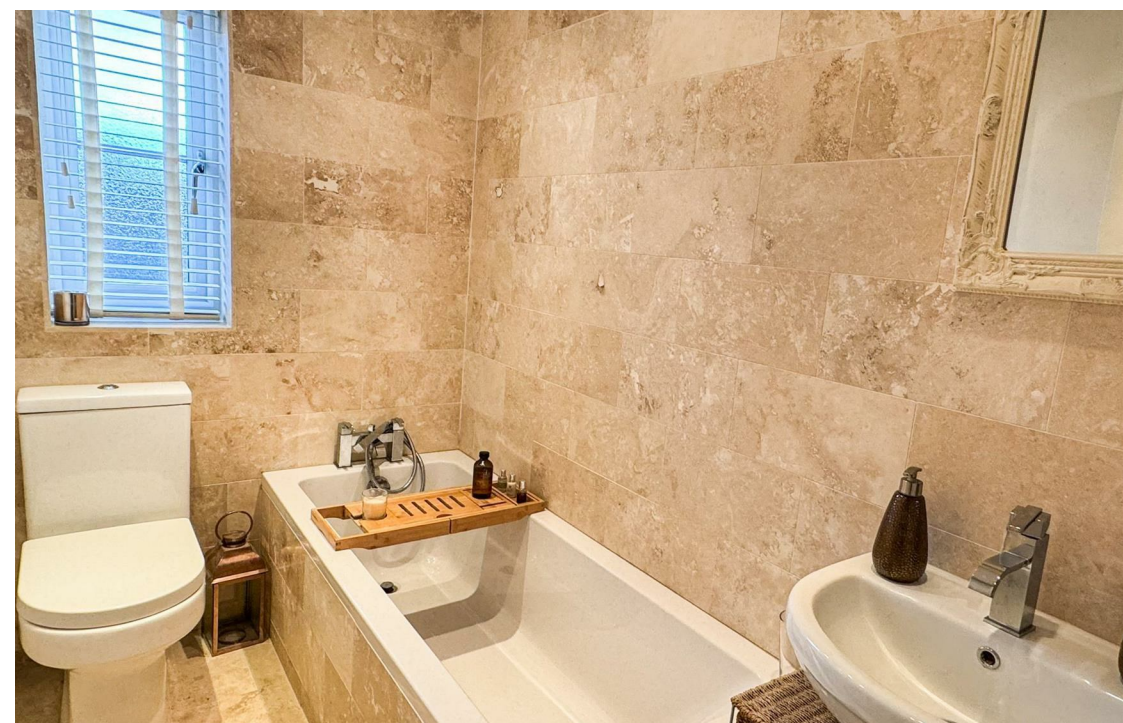
Hinckley & Bosworth - Band C



Energy Efficiency Rating

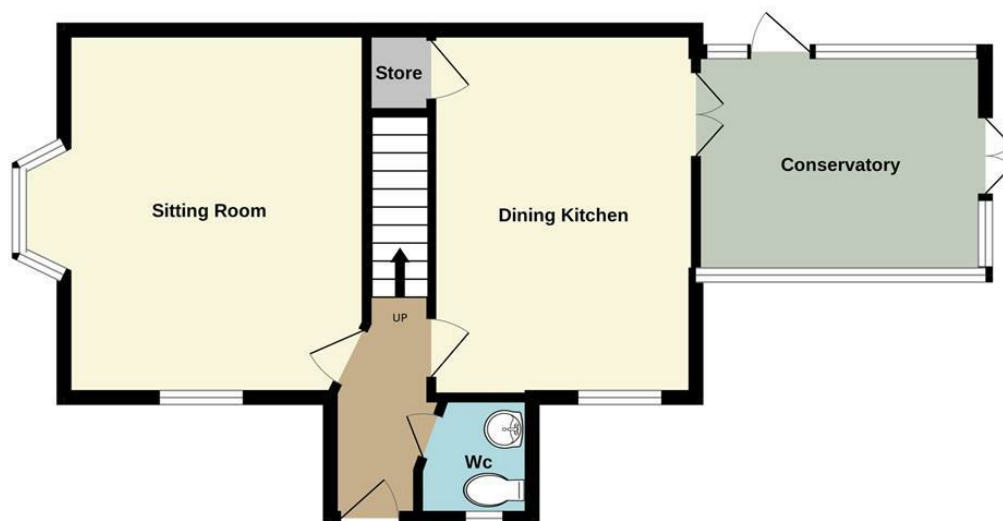
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



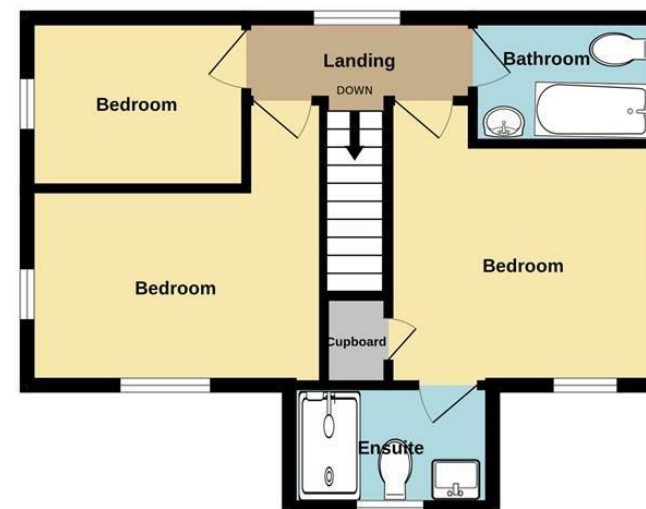




Ground Floor



1st Floor



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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