



MAYNARD  
ESTATES



75a Station Road, Bagworth, Coalville, LE67 1BN

£279,950

THIS FANTASTIC, BRAND NEW BUNGALOW, situated on a CORNER PLOT, located in the DESIRABLE VILLAGE OF BAGWORTH built by LEVISON ROSE HOMES is truly STUNNING. Offering EXTENSIVE and MODERN ACCOMMODATION THROUGH-OUT with ZONED UNDERFLOOR HEATING makes this home PERFECT for any purchaser wanting a modern bungalow! This property is the perfect choice for those seeking a hassle-free living experience in a beautiful and newly built home for those seeking to relax and unwind.

This WONDERUL HOME features a large OPEN-PLAN KITCHEN/DINING/FAMILY ROOM with FEATURE VAULTED CEILINGS WITH SKY-LIGHTS & FRENCH DOORS leading out onto the sunlit and landscaped rear garden. Experience the allure of a stylish, modern shaker style kitchen, where a light palette and contemporary design harmoniously blend together. The designer kitchen benefits from an extensive range of integrated appliances including an oven and grill, induction hob, fridge-freezer, dishwasher and washing machine. This room benefits from lots of NATURAL LIGHTING and provides AMPLE SPACE for freestanding furniture.

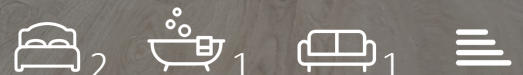
The property also has TWO FANTASTIC SIZED DOUBLE bedrooms complete with FAMILY BATHROOM comprising of a STUNNING MODERN SUITE. This charming property features a beautiful lawn and LANDSCAPED SUNLIT REAR GARDEN with a PORCELAIN PAVED PATIO and garden shed, ideal for outdoor living. To the side of the property is a BLOCK-PAVED DRIVEWAY providing OFF-ROAD PARKING for MULTIPLE VEHICLES.

The property benefits further from a cutting-edge heating system, an exceptional high quality finish along with a 10 year structural warranty with bespoke packages for curtain, furnishings and flooring finish

Please note that there is an annual management fee payable of approximately £47 pcm.

The current images are for illustration purposes only.

- A Brand New Detached Bungalow
- Two Double Bedrooms
- Sun-Lit Landscaped Garden
- Open Plan Living Kitchen-Diner
- Zoned Underfloor Heating
- Designer Fully Fitted Kitchen
- Part Exchange / Assisted Move Considered
- Private Corner Plot Position
- Quiet Cul-Da-Sac Location
- Energy Efficient and Cost Saving Heating System



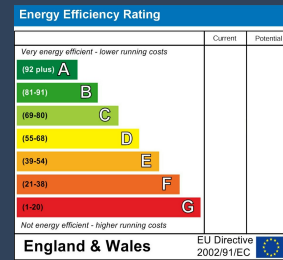




## Area Map



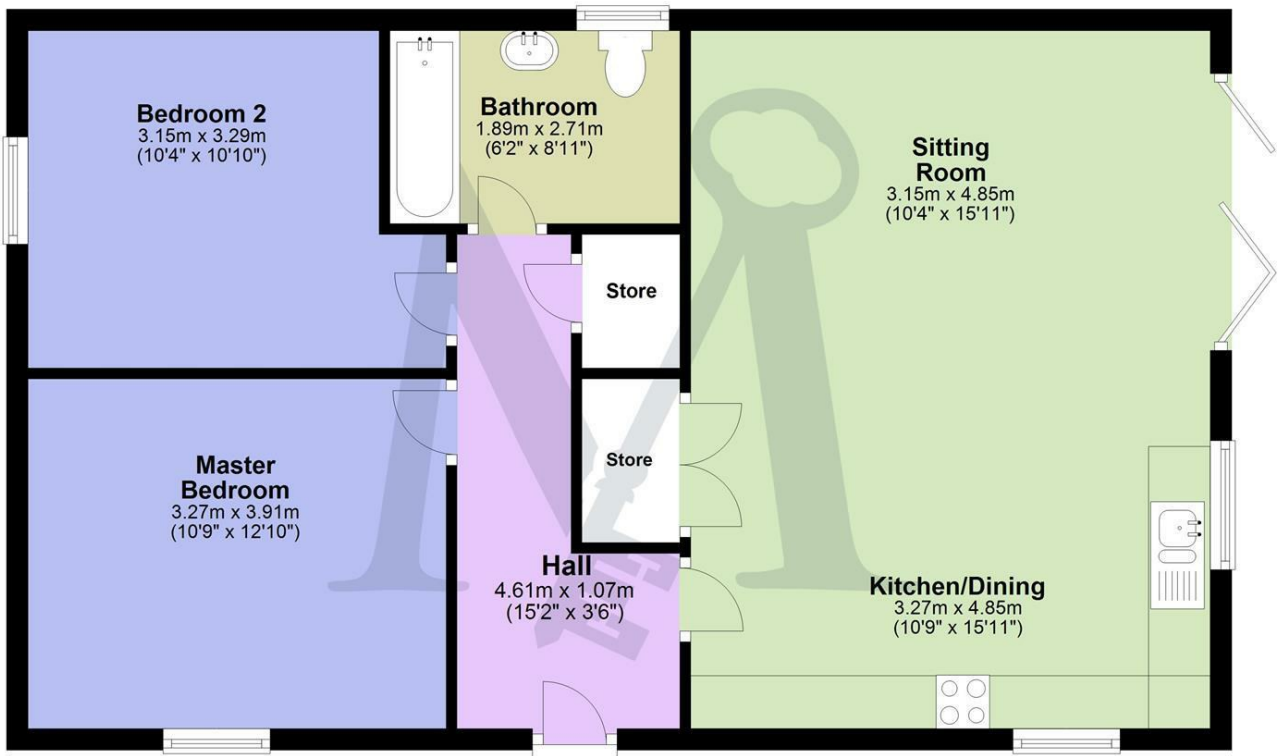
## Energy Efficiency Graph



## Floor Plan

### Ground Floor

Approx. 71.8 sq. metres (773.4 sq. feet)



Total area: approx. 71.8 sq. metres (773.4 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.