



MAYNARD  
ESTATES

28 Howden Close  
Bagworth, Coalville, LE67 1HT

Offers over £260,000





## Brief Description

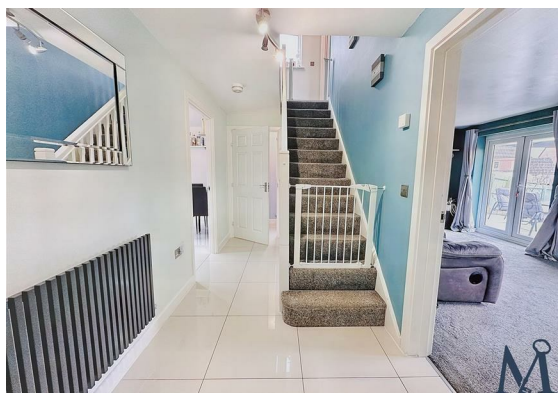
Welcome to this fantastic home situated in the sought-after Bagworth Village Location. IMPROVED BY THE CURRENT OWNERS, this READY-TO-MOVE-INTO home is perfect for first-time buyers and families alike. Tucked away at the end of a CUL-DE-SAC, you'll enjoy peace and quiet in this serene setting.

Step inside and be greeted by a METICULOUSLY MAINTAINED AND RECENTLY LANDSCAPED GARDEN. The garden has been lovingly cared for and is truly a sight to behold. You'll feel at home the moment you walk through the door, thanks to the quality porcelain tiled flooring, hive heating system, smart lights, and alarm system. The NEW BOILER, fitted in 2021, ensures your comfort all year round.

A master bedroom with FITTED WARDROBES and two additional bedrooms, ensures plenty of space for everyone. The MODERN EN-SUITE AND CONTEMPORARY FAMILY BATHROOM add a touch of luxury to your daily routine with GROUND FLOOR WC for convenience. All bedrooms are generous in size, providing ample space for freestanding furniture and relaxation.

The white gloss MODERN KITCHEN boasts a range of units with a LUXURY QUARTZ WORKTOP, creating a sleek and modern look. The integrated double oven and dishwasher make cooking and cleaning a breeze. The 5-RING INDUCTION HOB and extractor are a chef's dream with space for an American fridge freezer. The porcelain tiled floor, continued from the entrance hall, adds an elegant and clinical touch. The living room provides the ideal space to relax and unwind with dual aspect views and French doors opening onto the SUNLIT REAR GARDEN.

Step outside and discover the BEAUTIFULLY LANDSCAPED GARDEN. Thousands of pounds have been invested to create a STUNNING OUTDOOR SPACE. Enjoy the large, paved patio and shaped lawn, perfect for entertaining guests or simply relaxing in the sun. The walled and fenced boundary ensures your privacy. With a SOUTH-WEST FACING ORIENTATION, you'll enjoy sunlight throughout the day. The 20FT GARAGE AND DRIVEWAY PROVIDE AMPLE PARKING.







## ON THE GROUND FLOOR

Entrance Hall

Cloakroom WC

Kitchen Diner

9'1" x 18'3" (2.77m x 5.56m)

Living Room

10'2" x 18'4" (3.10m x 5.59m)

## ON THE FIRST FLOOR

Landing

Master Bedroom

8'2" x 14'1" (2.49m x 4.29m)

En-Suite

8'4" x 3'10" (2.54m x 1.17m)

Bedroom Two

9'2" x 9'7" (2.79m x 2.92m)

Bedroom Three

9'1" x 8'6" (2.77m x 2.59m)

Family Bathroom

8'3" x 6'0" (2.51m x 1.83m)

## ON THE OUTSIDE

Landscaped Rear Garden

Drive

Single Garage

10'0" x 20'3" (3.05m x 6.17m)

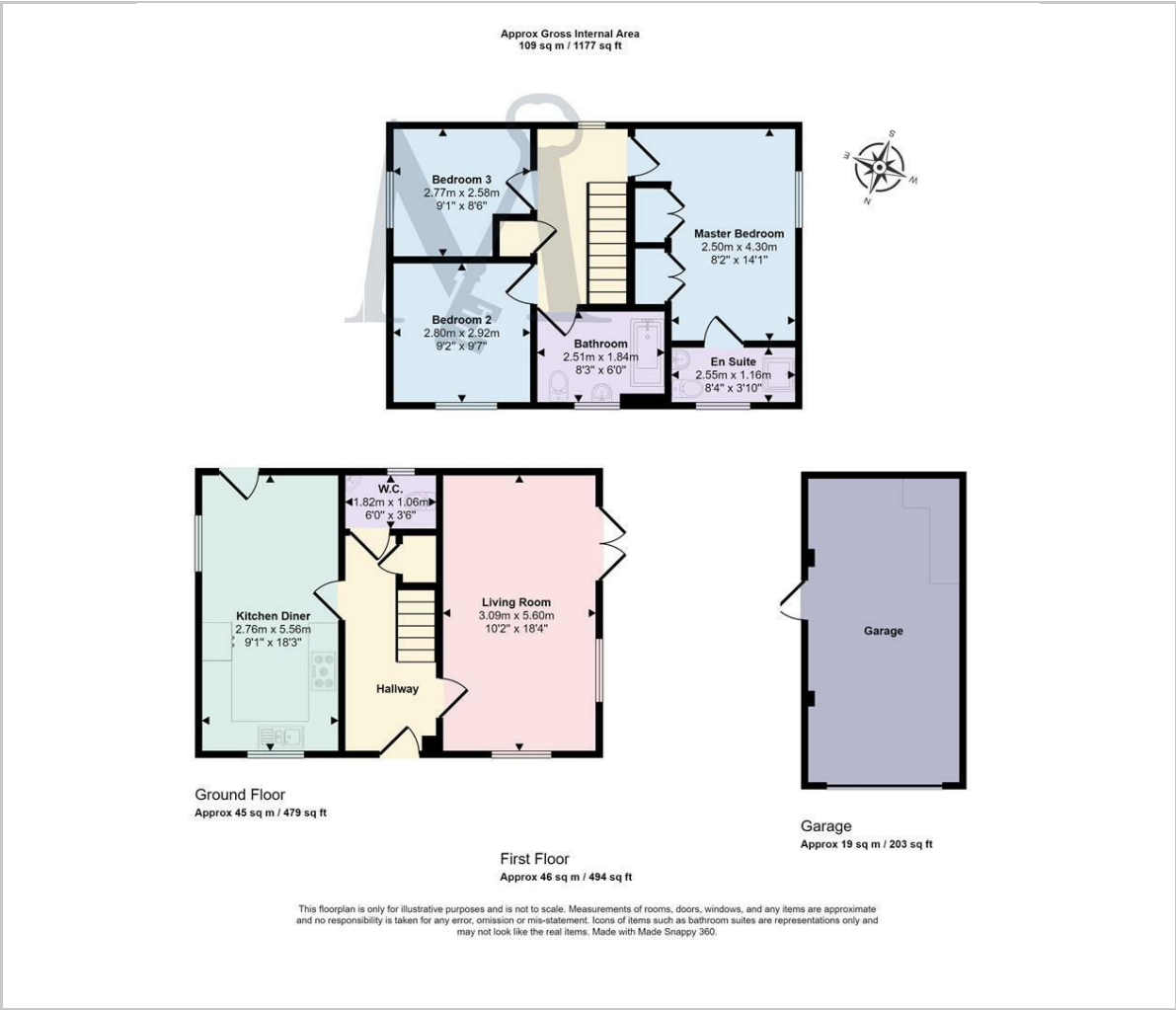








Floor Plan



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

