



MAYNARD
ESTATES



77 Station Road
Bagworth, Coalville, LE67 1BN

Prices from £335,000



Brief Description

Introducing this NEW DEVELOPMENT within BAGWORTH VILLAGE built by local FAMILY BUILDERS LEVISON ROSE HOMES, this BRAND NEW, DETACHED, FOUR BEDROOMS HOME offers EXTENSIVE and MODERN ACCOMMODATION OVER THREE FLOORS with ZONED UNDERFLOOR HEATING. This home is a MUST-SEE property with all that it has to offer with a 10 YEAR STRUCTURAL WARRANTY.

This STUNNING home features a large OPEN-PLAN KITCHEN DINER/FAMILY ROOM with French doors leading out onto the LANDSCAPED rear garden which create a continuous flow. The kitchen benefits from a range of integrated appliances; including oven and grill, induction hob, fridge-freezer, and dishwasher.

This stunning open plan space promotes casual dining and conversation, along with dedicated areas which create a seamless flow, PERFECT FOR HOSTING GATHERINGS or enjoying family time. A WC off a welcoming entrance hall adds convenience and functionality to the home. The SPACIOUS LIVING ROOM is situated to the front of the property which offers AMPLE SPACE for freestanding furniture providing a wonderful space for relaxation.

This floor occupies THREE DOUBLE BEDROOMS and the FOUR PIECE FAMILY BATHROOM.

The MASTER BEDROOM occupies the SECOND FLOOR which is a FANTASTIC SIZE with VIEWS OVER NEIGHBOURING FIELDS complete with SEPERATE DRESSING ROOM and STYLISH EN-SUITE adding to the allure and wonder of this amazing home with its own private top floor space.

Externally the property continues to impress with a BEAUTIFULLY LANDSCAPED REAR GARDEN benefitting from a porcelain paved patio, garden shed and lawn. A BLOCK-PAVED DRIVEWAY provides OFF-ROAD PARKING for MULTIPLE VEHICLES.

Please note that there is an annual management fee payable of approximately £22 pcm.





ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Living Room
10' x 15'6" (3.05m x 4.72m)

Kitchen Diner
17'9" x 13'4" (5.41m x 4.06m)

ON THE FIRST FLOOR

Landing

Bedroom Two
9'5" x 10'5" (2.87m x 3.18m)

Bedroom Three
10'3" x 9'3" (3.12m x 2.82m)

Bedroom Four
8'1" x 9'5" (2.46m x 2.87m)

4Pc Family Bathroom
7'0" x 8'8" (2.13m x 2.64m)

ON THE SECOND FLOOR

Master Bedroom
18'1" x 12'7" (5.51m x 3.84m)

Dressing Room
5'8" x 8'5" (1.73m x 2.57m)

En-Suite
5'8" x 8'5" (1.73m x 2.57m)

ON THE OUTSIDE

Rear Garden

Front Garden

Driveway

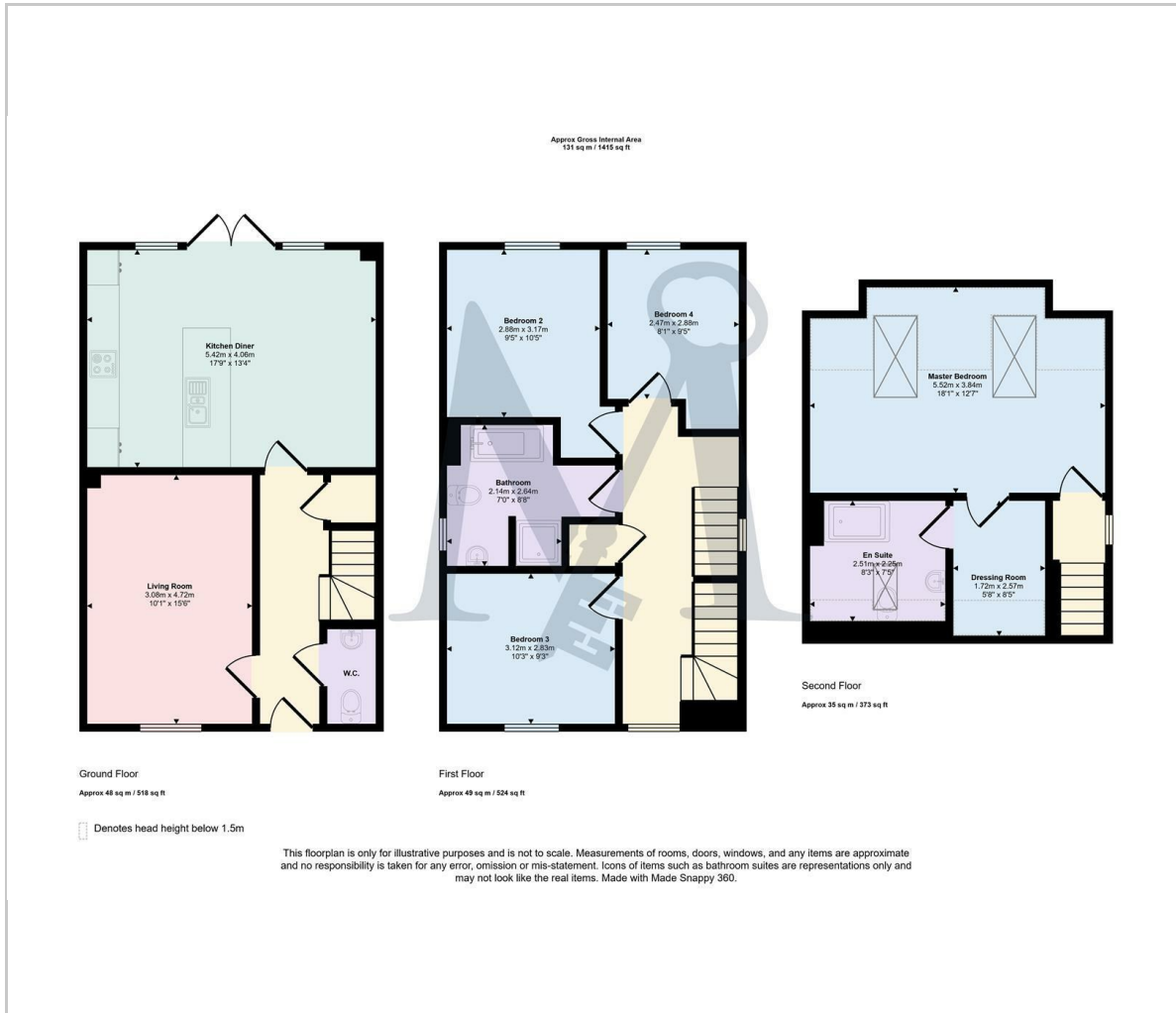
Single Garage







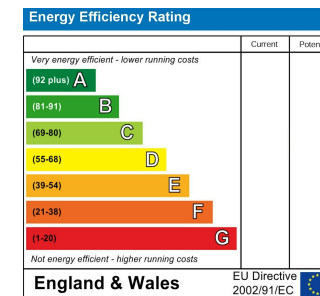
Floor Plan



Area Map



Energy Efficiency Graph



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

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