



Jackson Road, Bagworth, Coalville, LE67 1HL

Part of
**ANDREW
GRANGER & CO**
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

An extremely spacious and versatile 5/6 bedroom 3 storey linked home situated on a popular development on the edge of the village, located close to open countryside. The property offers very generous family living space with a double width driveway and further parking, double integral garage and a good sized rear garden. The accommodation has gas central heating and UPVC double glazed windows and doors and includes entrance hall, cloakroom/w.c., through lounge, dining room/playroom, fitted breakfast kitchen and utility room. To the first floor is a large landing with study space, main bedroom with en suite shower room, further large bedroom/1st floor reception room, bathroom and single bedroom. To the second floor are 3 bedrooms one having an en suite bathroom.





Key Features

- EXTREMELY SPACIOUS 3 STOREY LINKED HOUSE
- POPULAR DEVELOPMENT ON THE EDGE OF THE VILLAGE CLOSE TO COUNTRYSIDE
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZING
- HALL, CLOAKROOM/W.C., THROUGH LOUNGE, DINING ROOM/SITTING ROOM
- FITTED BREAKFAST KITCHEN, UTILITY ROOM
- LARGE FIRST FLOOR LANDING WITH STUDY AREA
- 6 BEDROOMS, 3 BATH/SHOWER ROOMS
- FLEXIBLE ACCOMMODATION LAYOUT
- DRIVEWAY, OFF ROAD PARKING AND DOUBLE INTEGRAL GARAGE
- GOOD SIZE PRIVATE REAR GARDEN

**Guide Price
£425,000**

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- built.compiled.forkful

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

With door and windows to front, radiator, stairs to first floor with cupboard below.

CLOAKROOM/W.C.

With w.c., wash basin, radiator, tiled floor.

THROUGH LOUNGE

Windows to front and rear, 2 radiators, stone fireplace with gas flame fire, twin glazed doors to Breakfast Kitchen.

DINING ROOM

With window to front and radiator.

BREAKFAST KITCHEN

With window to rear and double opening patio doors leading to the garden, tiled floor, range of fitted base and wall units with work surfaces and breakfast bar, stainless steel sink top, fitted 'Range' style cooker with hood above, integrated fridge freezer, space and plumbing for dishwasher, tiled splashbacks, 2 radiators.

UTILITY ROOM

With door to garage, base and wall units, work surface with stainless steel sink, space and plumbing for washing machine, space for further appliance, radiator, tiled floor.

FIRST FLOOR LANDING WITH STUDY AREA

With window to rear, radiator, airing cupboard with hot water cylinder, staircase to second floor.

BEDROOM 1

With windows to front and rear, 2 radiators, 2 access doors to landing, door to en suite shower room.

EN SUITE SHOWER ROOM

With window to rear, suite comprising w.c., wash basin and shower cubicle, tiled splashbacks and radiator.

BEDROOM 2

With 2 windows to front and rear, 4 radiators.

BEDROOM 3

With window to front and radiator.

SECOND FLOOR LANDING





BEDROOM 4

With windows to front and rear, 2 radiators, door to en suite bathroom.

EN SUITE BATHROOM

With window to rear, suite comprising w.c., wash basin and bath with mixer tap and shower attachment, tiled splashbacks, radiator.

BEDROOM 5

With 2 windows to front, 2 radiators.

BEDROOM 6

With window to rear and radiator.

OUTSIDE

FRONT GARDEN AND DRIVEWAY

Lawned front garden areas with wrought iron railings and path to front door, double width driveway leading to the garage.

DOUBLE GARAGE

With 2 up and over doors to front, door to rear garden, power and lighting, internal door to utility room.

GOOD SIZED REAR GARDEN

With extensive patio area, lawns, well screened with a variety of trees and shrubs.

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

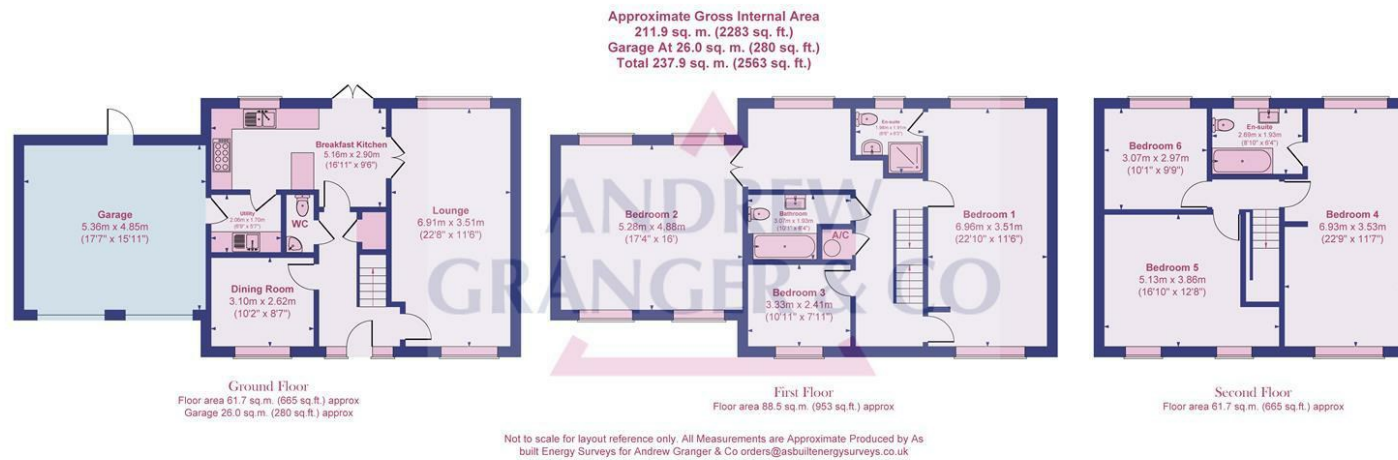
To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



Floorplan



EPC Rating - C

Tenure - Freehold

Council Tax Band - F

Local Authority
Hinckley & Bosworth

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534


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