



HEATH HOUSE

Bagworth Heath | LE67 1DG

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HOMES OF MIDLANDS

HEATH HOUSE

Welcome to an exceptional opportunity to acquire a truly magnificent detached family home, ideally situated near the picturesque Bagworth Heath Woods. This impressive property, built in 2008, spans over 3600 sq ft and is set on a generous plot of just under 1/3 acre, offering the perfect blend of luxurious rural living and modern convenience. With five double bedrooms and three bathrooms, it is perfectly suited for families seeking spacious accommodation and a tranquil countryside lifestyle, all while enjoying breathtaking countryside views.



FIRST IMPRESSIONS

Access to this exquisite residence is granted through a secure electric gate, opening onto an expansive private driveway that offers ample parking and a sense of exclusive seclusion as it sweeps gracefully towards the front of the house.

Step inside to a truly grand and inviting entrance hall, immediately setting a tone of spaciousness and sophistication with its impressive scale, hinting at the thoughtfully designed living spaces that unfold within. The ground floor is a testament to versatile and luxurious living, offering an abundance of room for both elegant entertaining and comfortable family life. The substantial 3637 sq ft ensures generous proportions across multiple reception areas, providing incredible flexibility.

This could include a spacious formal lounge, a dedicated dining room, which could equally serve as an additional living area, a vibrant games room, or a quiet study. The bright, expansive kitchen is designed to be the heart of the home, offering ample space for family meals and daily activities. Conveniently located just off the kitchen is a dedicated utility room, providing essential space for laundry, additional storage, and keeping the main living areas clutter-free. Each space boasts a seamless flow, allowing for effortless transitions and adaptability to suit various needs, from vibrant social events to tranquil family evenings, all bathed in natural light.











This home runs on love, laughter & you







Ascending through the property, the impressive scale continues as the five generously sized double bedrooms are thoughtfully split over two floors, ensuring privacy and comfort for all occupants. Each and every bedroom is remarkably large, providing ample space for personal furnishings, relaxation zones, and extensive wardrobe solutions. A significant feature is that spectacular countryside views can be enjoyed from every room, enhancing the sense of peace and tranquility.

The principal bedroom suite offers a true haven of calm and luxury, benefiting from its own en-suite bathroom, designed for ultimate convenience and indulgence. A second substantial double bedroom also enjoys the privacy and comfort of its own well-appointed en-suite facility, ideal for guests or older children. The property benefits from three beautifully appointed bathrooms in total, with the main family bathroom conveniently located on the top floor, serving the remaining spacious bedrooms. All bathrooms throughout the home feature modern fittings, contemporary design, and high-quality finishes, complementing the intelligent layout of the upper floors which maximises both space and natural light.







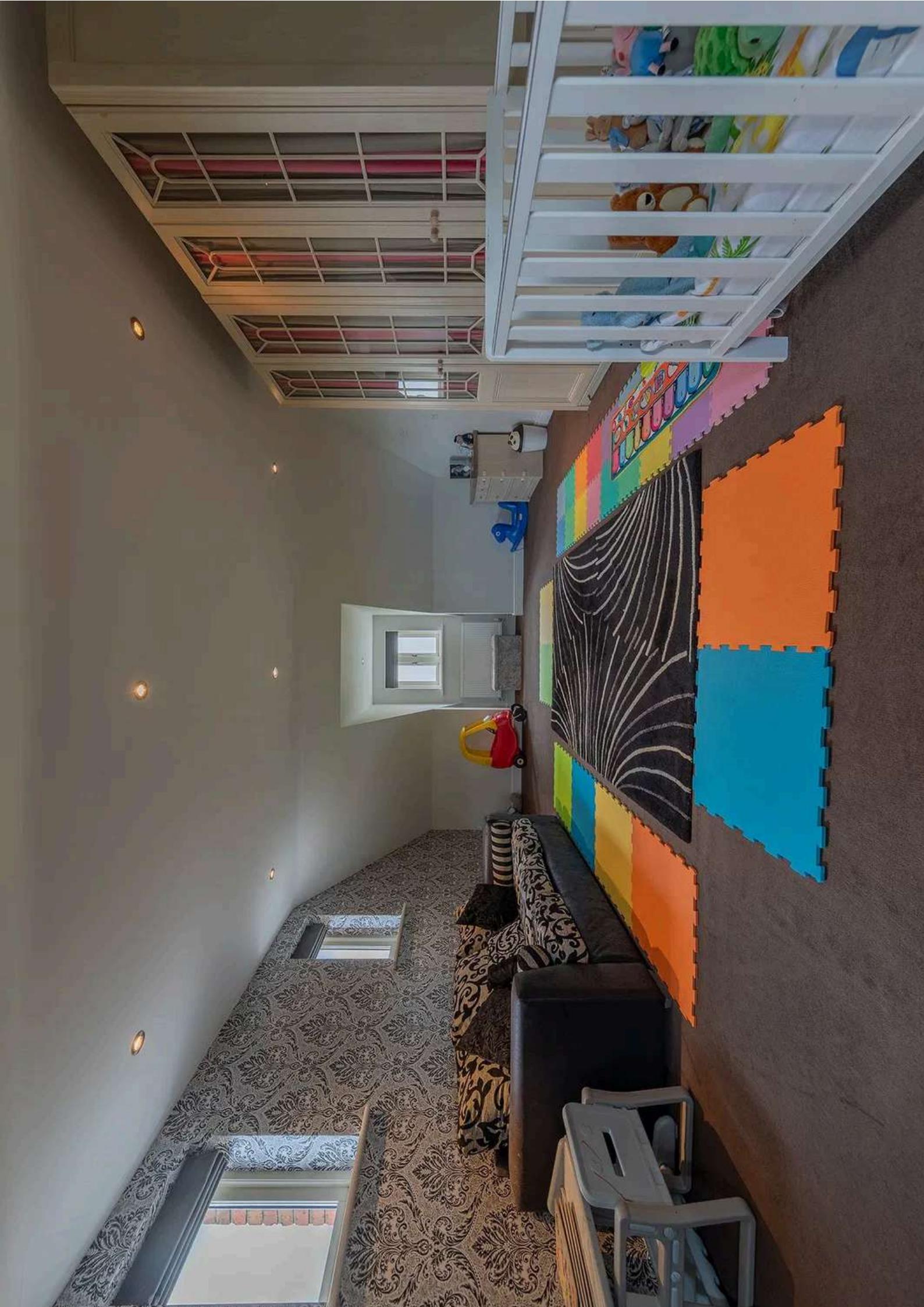










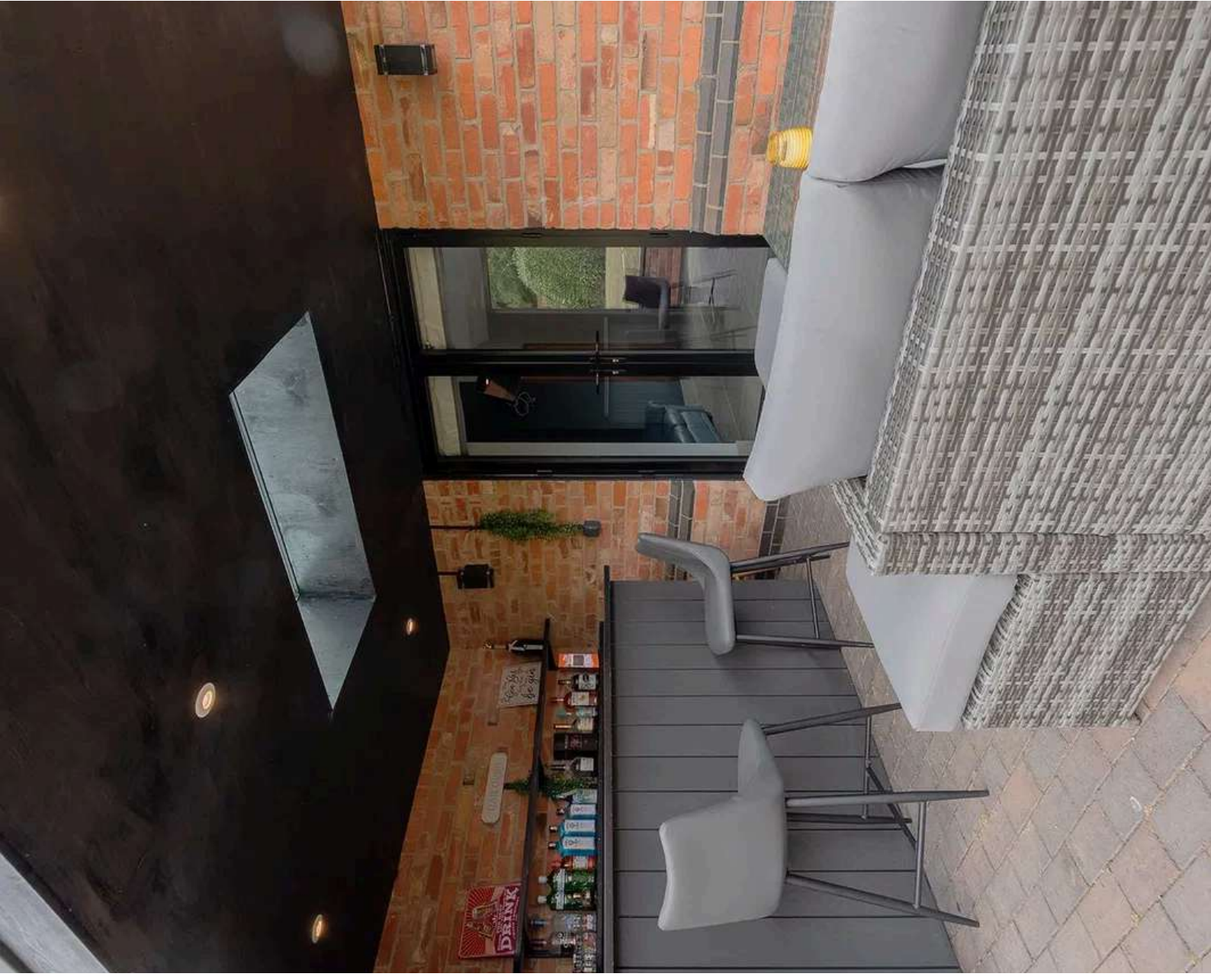


Outside, the property truly excels, providing an exceptional setting for outdoor living, entertaining, and enjoying the idyllic surroundings within its just under 1/3 acre plot. The expansive, beautifully maintained garden features a superb purpose-built outdoor bar, making it the ultimate destination for hosting summer gatherings, al fresco dining, or simply enjoying an evening drink under the stars. Practical amenities are equally impressive, including an integrated double garage with electric doors, offering secure parking for vehicles, substantial additional storage, or even potential for a home workshop.

The ample private driveway ensures plentiful off-road parking, all set against a backdrop of stunning, uninterrupted countryside views, completing this idyllic rural escape and making it an ideal home for families desiring a harmonious blend of luxury, expansive space, and the unparalleled beauty of nature.

The village of Bagworth is known for its close-knit community and offers key local amenities, including a community centre and a village park. Just a short drive away, the nearby towns of Coalville and Hinckley provide a wider selection of shops, dining, and leisure facilities.

Bagworth is also ideally located near several Leicester towns and villages such as Kirby Muxloe, Groby, Glenfield, and Ratby, offering further amenities and strong community links. For commuters and regular travellers, the village benefits from excellent access to major road networks, including the M1 and M42. East Midlands Airport is also within easy reach, providing fast connections to both national and international destinations.



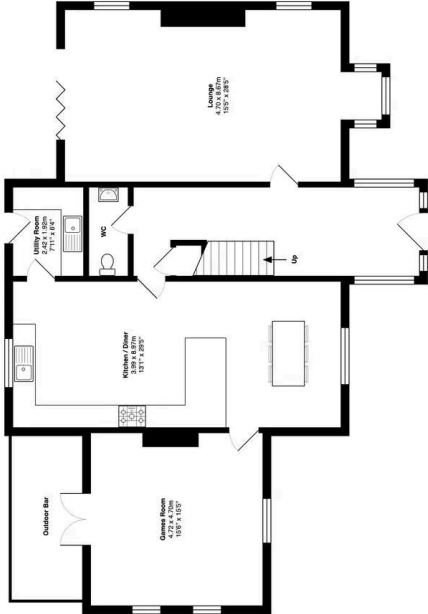
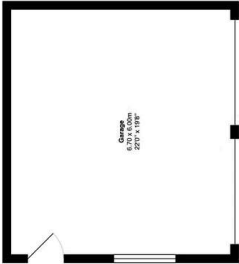






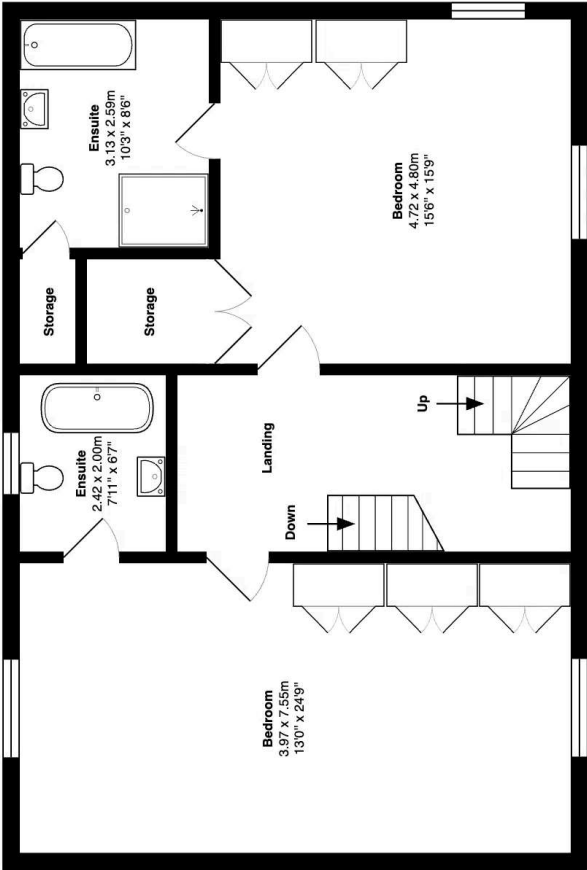


Heath Road, Bagworth Heath, Bagworth, LE17 1DQ



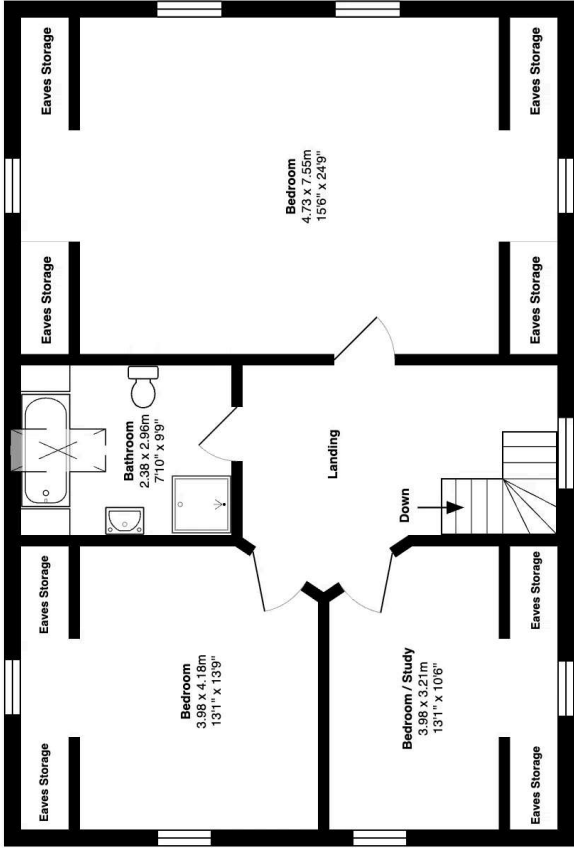
Ground Floor

Total Area: All Floors Combined 337.9 m² ... 3637 ft² (excluding outdoor bar)
All measurements are approximate and for display purposes only



First Floor

Total Area: All Floors Combined 337.9 m² ... 3637 ft² (excluding outdoor bar)
All measurements are approximate and for display purposes only



Second Floor

Total Area: All Floors Combined 337.9 m² ... 3637 ft² (excluding outdoor bar)
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