



Connells

Lime Grove
Bagworth Coalville



Property Description

Connells are delighted to bring to the market this superbly presented four bedroom detached property located in the highly sought after village of Bagworth, within walking distance of local beauty spots and the National Forest. The property is situated on a large corner plot with the added benefit of a double garage and beautiful walled gardens surrounding the rear and side aspect of the property.

The property is finished to a high standard throughout and boasts ample living space alongside fabulous outdoor spaces including an enclosed walled garden that wraps the rear and side of the property as well as a small plot adjacent to the garage currently used for growing vegetables and fruits.

The accommodation briefly comprising to the ground floor of an entrance hall, cloakroom, living room, dining room/study, kitchen and utility room. To the first floor is the family bathroom and four good sized bedrooms, bedroom one benefiting from an en-suite shower room.

To the outside is a double garage with parking spaces to the front and with gated side access to the side/rear garden. The property frontage has three steps up to the front door and a low brick wall to the boundary with established shrubbery.

Viewing is essential to fully appreciate all this beautiful family home has to offer.

Entrance Hallway

7' x 5' 5" (2.13m x 1.65m)

Having carpet flooring, radiator, UPVC front door, window to front elevation.

Cloakroom

5' x 3' 7" (1.52m x 1.09m)

With hand wash basin and WC. Heated towel radiator and carpet flooring.

Living Room

21' x 11' 7" (6.40m x 3.53m)

Having fireplace with brick inlay, coving, carpet flooring, bay window to front elevation, UPVC french doors leading into rear garden. TV aerial point, electrical points and internal double door leading into the dining room/study.

Dining Room / Study

11' 3" x 9' 8" (3.43m x 2.95m)

Having carpet flooring, coving, electrical points, window to rear elevation and door leading to the kitchen area.

Kitchen

14' 7" x 9' 7" (4.45m x 2.92m)

Having a range of wall and base units with cupboards and drawers, working surface above, sink and drainer with mixer tap,

induction hob with extractor hood above, recess/fixture points for double mid-level oven, dishwasher, fridge and freezer, tiled splashback surround, coving, tiled flooring and radiator. Archway leading into the utility room.

Utility Room

5' 10" x 5' 4" (1.78m x 1.63m)

Having base units with working surface above, sink and drainer with mixer tap, tiled splashback surround, recess point/plumbing for washing machine, UPVC door to rear leading into the rear garden.

First Floor Landing

11' 5" x 4' 1" (3.48m x 1.24m)

Giving access to the first floor accommodation.

Bedroom One

11' 10" x 10' 11" (3.61m x 3.33m)

Having radiator, carpet flooring and double glazed window to the front elevation. Door to the en-suite shower room.

En-Suite Shower Room

7' x 6' 2" (2.13m x 1.88m)

Comprising shower cubicle, vanity hand wash basin and WC, with towel radiator and tiled walls.

Bedroom Two

12' x 10' 10" (3.66m x 3.30m)

Having radiator, double fitted wardrobe,

carpet flooring and double glazed window to the front elevation.

Bedroom Three

11' 9" x 9' 11" (3.58m x 3.02m)

Having radiator, carpet flooring and double glazed window to the side elevation.

Bedroom Four

9' 11" x 8' 6" (3.02m x 2.59m)

Having radiator, carpet flooring and double glazed window to the side elevation.

Family Bathroom

8' 5" x 5' 7" (2.57m x 1.70m)

Comprising panel bath, hand wash basin and WC, with radiator and part tiled walls.

To The Outside

To the front of the property there is a low brick wall to the boundary with plants and shrubbery and with three steps leading up to the front door.

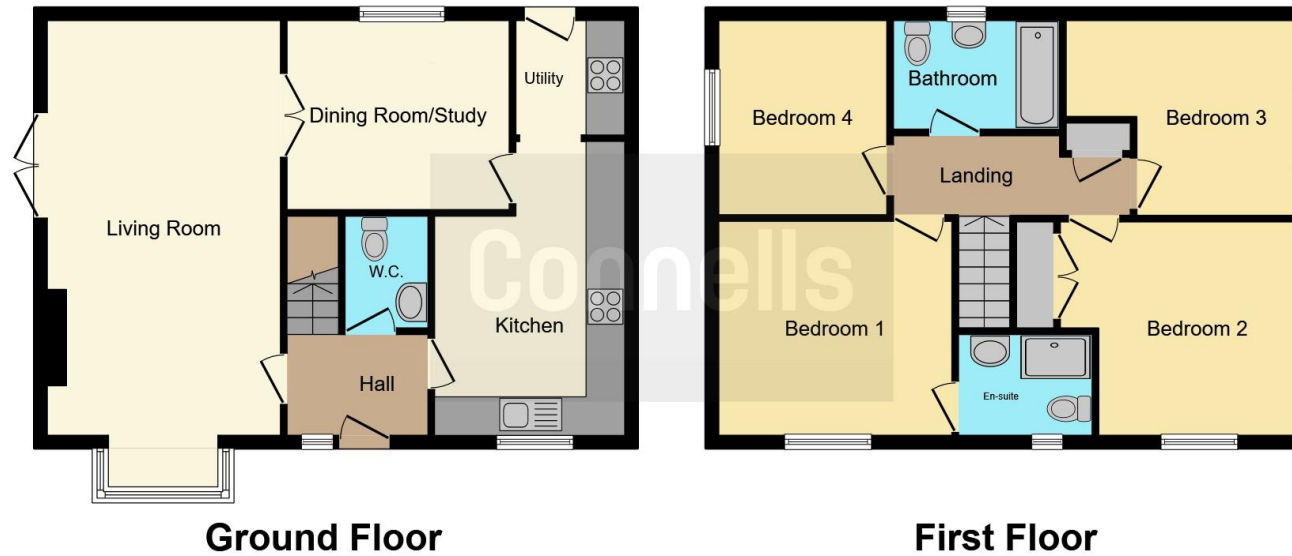
To the side of the property is a double garage with parking to the front and with gated side access to the side/rear garden. There is a small plot adjacent to the garage which is partly laid to lawn and is currently used for growing vegetables and fruits.

The enclosed walled rear/side garden is mainly laid to lawn and has a paved patio area with herbaceous borders and some established shrubbery.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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Property Ref: HIN312221 - 0003