

A two-story brick house with a tiled roof. A large array of solar panels is mounted on the roof. The house features a white conservatory on the ground floor and several windows. The garden is well-maintained with a lawn, a wooden fence, and various plants. A stone pillar stands in the garden. The Sinclair logo is overlaid in the top right corner.

Sinclair

96 Jackson Road, Bagworth, Leicestershire, LE67 1HL

£395,000

01530 838338 sinclairstateagents.co.uk

Property at a glance

- Four Double Bedrooms
- Garden Room
- Detached Garage
- Council Tax Band*: E
- Three Reception Rooms
- En-Suite & Family Bathroom
- Corner Plot
- Price: £395,000

Overview

Occupying a corner plot this four bedroom detached family home is perfectly suited for modern living with three separate reception rooms and a further garden room to the ground floor provide a ubiquitous living space for a modern family, complimented by an open plan kitchen/diner and benefitting from the all important ground floor wc and utility room. To the first floor there are four double bedrooms including the en-suite shower room and family bathroom and to the outside the property features a detached garage and a larger than average rear garden with an ample frontage able to accommodate multiple off road vehicles. View this ideal family home today. EPC RATING D.

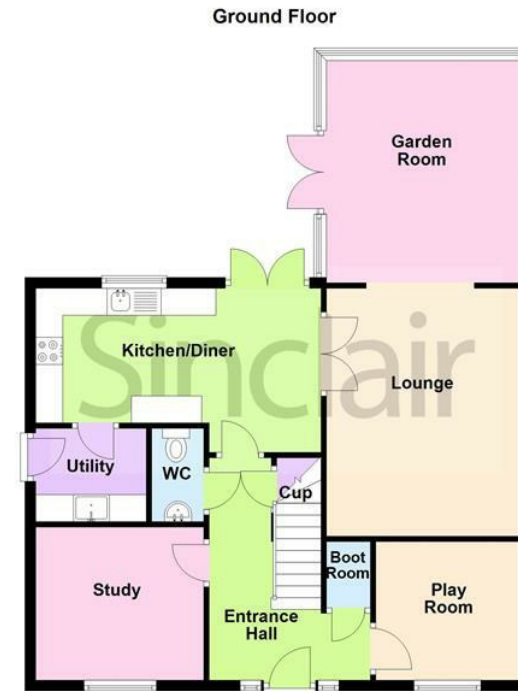
Location**

Bagworth is situated approximately three miles south of Coalville. It offers rural living with the nearby Thornton Reservoir and Bagworth Heath Woods providing ideal areas for nature lovers, dog walkers, cyclists and bird watchers. The village is also situated in the National Forest and close to the beauty spots of the renowned Charnwood Forest. Schools are located in Nailstone, Ibstock (both junior and high), Thornton, Ellistown and at South Charnwood High School which is described as "Excellent" in its latest OFSTED report. Bagworth has its own community centre, working men's club and convenience store. Nearest Airport: East Midlands (13.5miles) Nearest Train Station: Leicester (12.9 miles) Nearest Town: Coalville (5 miles) Nearest Motorway Access: M1 (J22).



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

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GROUND FLOOR

Entrance Hall

Entered through a composite front door and complimented by parquet LVT flooring, stairs rising to the first floor, access to understairs storage and an additional boot room.

Study

10'3" x 8'5" (3.12m x 2.57m)

Enjoying a uPVC double glazed window to front and coving.

Play Room

7'7" x 7'9" (2.31m x 2.36m)

Enjoying a uPVC double glazed window to front.

Guest Cloakroom

Comprising a low level push button WC, a pedestal wash hand basin with tile splashbacks, ceramic tile flooring and an extractor fan.

Open Plan Kitchen/Diner

17'4" x 8'2" (5.28m x 2.49m)

Inclusive of an attractive range of shaker style wall and base units, an integrated fridge and further integrated dishwasher, a sink and drainer unit with swan neck mixer taps with metro tiled splashbacks, a four ring gas hob and having an extractor hood over. The kitchen also benefits from an electric oven/grill, ceramic tile flooring, uPVC double glazed French doors accessing the rear garden, uPVC double glazed window and granting access to the utility room.

Utility Room

6'8" x 5'8" (2.03m x 1.73m)

Having a range of wall and base units and benefitting from a porcelain sink with swan neck mixer tap, metro tiled splashbacks, continued ceramic tile flooring from the kitchen, an extractor fan, a wall mounted gas fired central heating boiler and having the uPVC double glazed door accessing the side garden.

Lounge

11'8" x 15'0" (3.56m x 4.57m)

Enjoying an Adam style fireplace with gas inset living flame with granite surround and hearth, wall lighting, coving, ceiling rose and opening into the garden room.

Garden Room

11'8" x 13'6" (3.56m x 4.11m)

Enjoying a solid oak floor with polarised bungalow styled roof, uPVC double glazed French doors accessing the private rear garden and surrounded with uPVC double glazed windows.

FIRST FLOOR

Galleried Landing

Stairs rising to the first floor gives way to four double bedrooms including the en-suite and family bathroom and comprise a loft hatch, uPVC double glazed window to front and airing cupboard.

Bedroom One

12'0" x 13'2" (3.66m x 4.01m)

Having a uPVC double glazed window to rear.

En-Suite Shower Room

This three piece white suite comprises a low level, push button WC, a wall mounted wash hand basin with monobloc mixer tap, a shower enclosure with thermostatic mixer tap, part tile walls, extractor fan, vinyl flooring and an opaque uPVC double glazed window to rear.

Bedroom Two

9'9" x 9'7" (2.97m x 2.92m)

Enjoying a range of double fitted wardrobes and a uPVC double glazed window to front.

Bedroom Three

10'2" x 8'5" (3.10m x 2.57m)

Having a uPVC double glazed window to rear.

Bedroom Four

10'2" x 7'8" (3.10m x 2.34m)

Having a uPVC double glazed window to front.

Family Bathroom

6'2" x 8'8" (1.88m x 2.64m)

This four piece white suite enjoys a Victorian aesthetic and comprises a low level WC, a free standing roll top bath with telephone style mixer shower tap, a pedestal wash hand basin with an oversized shower enclosure and complimented by dado wall panelling, a waterfall mixer tap, a chrome heated towel rail, inset downlights, a shaver point and an opaque uPVC double glazed window to side.

OUTSIDE

Private Rear Garden

A well maintained lawn edged with a host of shrubs and trees, surrounded by timber closed and flyboard fence panelling and is accessed by a side gate whist also playing host to a raised paved seating area with bark chip edging adjacent to the timber framed hot tub enclosure and garden shed respectively. The garden also benefits from external wall lighting and water point.

Front

A tandem tarmacadam driveway sits adjacent to an area of pebbling offering off road parking for multiple vehicles with a paved walkway accessing the front door beneath a canopy porch.

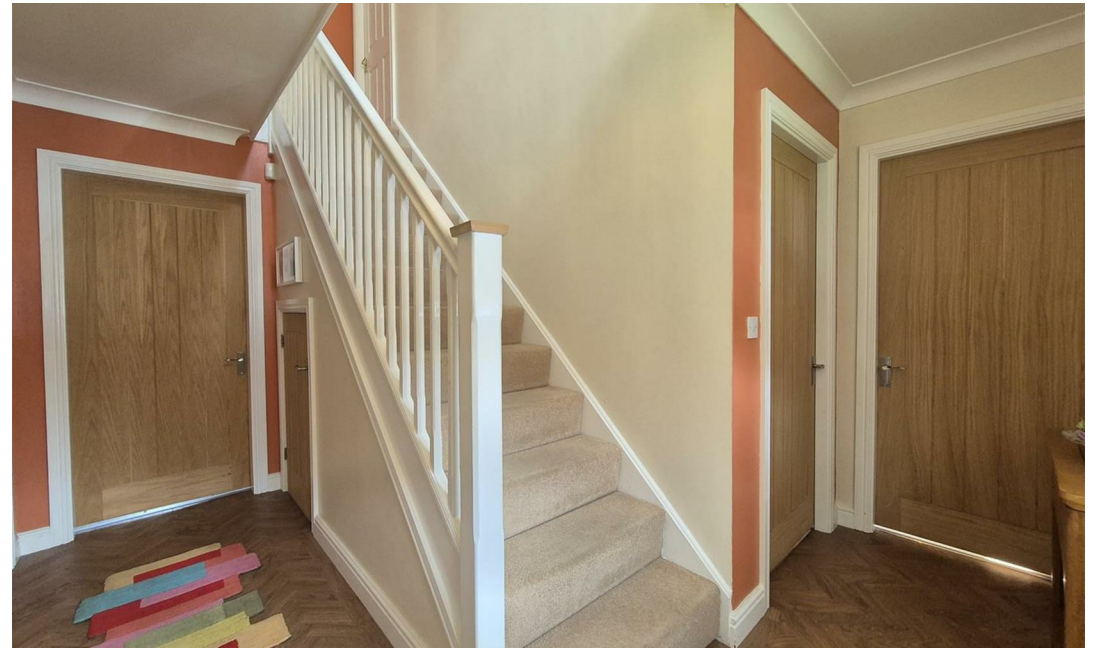
Detached Garage

8'6" x 18'10" (2.59m x 5.74m)

Entered via an up and over front door and enjoying both light and power with further uPVC framed personnel door to side.

Solar Panels

The property has solar panels to the rear and they are leased from A Shade Greener.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

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