

Alexanders
MarketMakers.

Bagworth Road
Newbold Heath

- Four bedroom detached family home
- Sought-after Newbold Heath hamlet setting
- Stunning open countryside views
- Bespoke kitchen and vaulted family area
- Cosy sitting room with wood-burning stove
- Four spacious bedrooms with family bathroom
- Private garden with covered entertaining terrace
- Off-road parking for two vehicles
- EPC Rating C / Council Tax Band D / Freehold
- Open to offers

An exceptional four bedroom detached residence, beautifully positioned within the highly desirable hamlet of Newbold Heath, enjoying open countryside views to the front and a generous, private garden to the rear. Immaculately presented throughout, the home showcases a refined blend of timeless traditional character and stylish contemporary finishes.

At its heart lies a stunning bespoke family kitchen, expertly designed for modern living and effortless entertaining, flowing seamlessly into a vaulted family area with French doors opening onto the terrace. This impressive layout offers an abundance of natural light and space, further complemented by a cosy sitting room centred around a wood-burning stove.









Accommodation:

The spacious entrance hall sets an impressive first impression and offers practical under-stairs storage. This leads seamlessly into the exceptional open-plan family kitchen, beautifully appointed with classic Shaker-style cabinetry beneath elegant quartz work surfaces. A central breakfast bar is perfectly positioned between the kitchen and dining area.

Flowing effortlessly from here is the inviting family area, enhanced by a striking vaulted ceiling alongside French doors opening onto the outdoor terrace, ideal for indoor-outdoor living. To the front of the property, the generous sitting room is centred around a cosy wood-burning stove, creating a warm and welcoming space for relaxing.

Complementing the kitchen is a well-appointed utility room, a guest cloakroom and a useful pantry, both providing access to an additional versatile reception room, ideal for a home gym, studio, or hobby space.

To the first floor are four well-proportioned bedrooms, with those to the front elevation enjoying picturesque open countryside views. Completing the accommodation is a luxurious four-piece family bathroom, featuring a freestanding bath and a separate walk-in shower.



Gardens and land:

Parking is provided to the front of the property for two vehicles. To the rear lies a generous and beautifully maintained garden, predominantly laid to lawn and framed by well-stocked herbaceous borders. An area of artificial grass to the far end of the garden provides an ideal space for children's play equipment and currently accommodates a children's playhouse with power and lighting connected.

A covered entertaining terrace is accessed directly from the property, creating an inviting space for outdoor dining and relaxation throughout the year, while a further porcelain-tiled patio offers additional seating and entertaining options.

Location:

Newbold Heath is a rural, yet very accessible Leicestershire hamlet situated between the popular villages of Newbold Verdon and Barlestone. Both villages offer a friendly community, well-regarded local schooling and a great mix of everyday amenities, including shops, pubs, takeaways, a medical centre, pharmacy, library and sports facilities. Families benefit from Newbold Verdon Primary School and excellent secondary options in nearby Market Bosworth, while the surrounding countryside provides plenty of leisure opportunities. Convenient road links to Leicester, Hinckley and major routes make the area ideal for commuters, with regular bus services also connecting to nearby towns. Combining rural charm with practical convenience, Newbold Heath is a charming and well-served place to call home.



Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band D.









Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

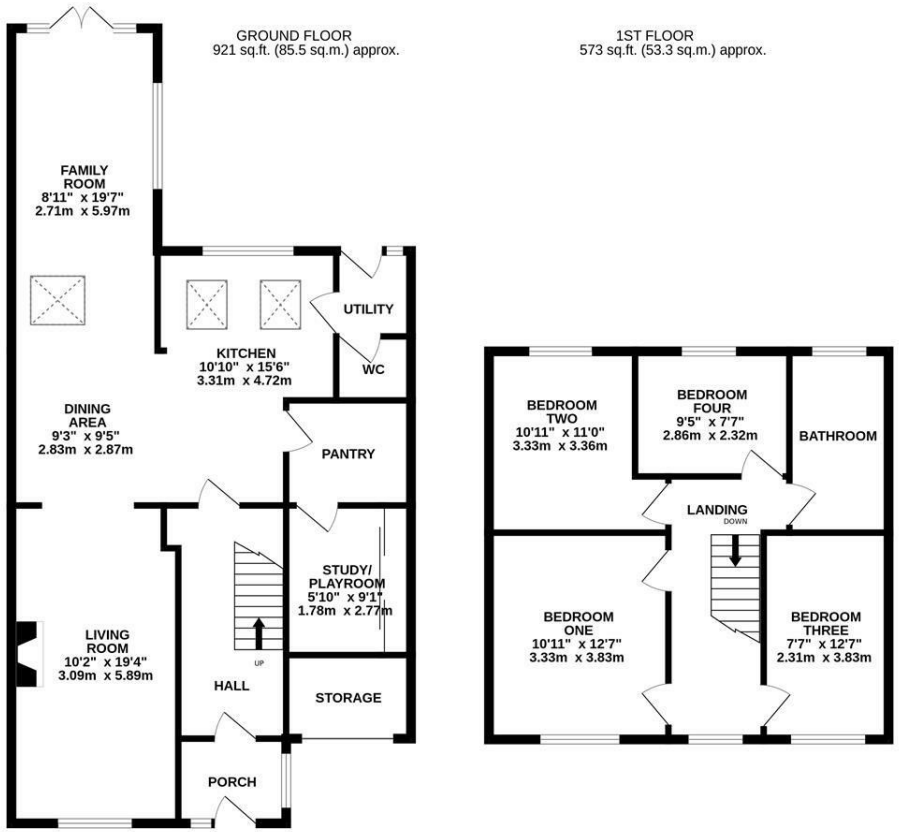
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

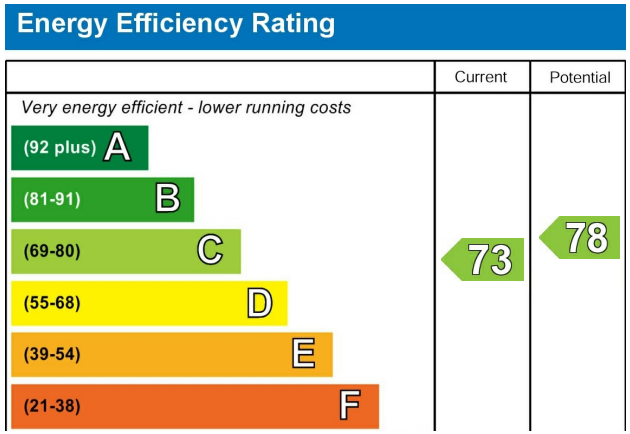
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.









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