



**Station Road, Bagworth, COALVILLE**

**welcome to**

## **Station Road, Bagworth COALVILLE**

A beautifully presented two-bedroom detached bungalow with living areas, modern kitchen and shower room, conservatory, private rear garden and extensive driveway parking. Includes a versatile brick outbuilding perfect as a home office or studio. Lovely rear views and a quiet residential setting.

### **Entrance**

A welcoming hall offering access to all principal rooms. Neutrally decorated with practical flooring.

### **Lounge/Dining Room**

18' 11" x 10' 6" (5.77m x 3.20m)

An open-plan living/dining area featuring a feature fireplace, soft décor and ample space for both seating and dining furniture. Sliding doors lead directly into the conservatory, enhancing natural light throughout.

### **Kitchen**

10' 5" x 9' 9" (3.17m x 2.97m)

A beautifully finished kitchen fitted with modern cabinetry, integrated oven, electric hob and generous countertop space. The room benefits from dual aspects including a large window overlooking the garden and a door leading outside. Finished with attractive flooring and pastel-toned units for a clean, contemporary feel.

### **Conservatory**

11' 5" x 8' 8" (3.48m x 2.64m)

A delightful additional living space with full glazing, allowing panoramic views of the garden and beyond. Perfect for relaxing, entertaining and enjoying the agricultural views.

### **Bedroom One**

14' x 10' 6" (4.27m x 3.20m)

A double bedroom with a large window overlooking the front, decorative feature wall and excellent space for wardrobes and additional furnishings.

### **Bedroom Two**

10' 5" x 10' 4" (3.17m x 3.15m)

A second generous double bedroom with neutral décor and double-glazed window to the front.

### **Shower Room**

7' 6" x 5' 6" (2.29m x 1.68m)

A modern, stylish shower room fitted with a corner shower enclosure, pedestal wash basin and WC. Finished with contemporary tiling and built-in shelving.

### **Outbuilding/Office**

16' 2" x 9' 3" (4.93m x 2.82m)

A versatile brick-built outbuilding with French doors and power—ideal for use as a home office, studio, gym or workshop. A fantastic added bonus for anyone needing extra functional space.

### **Outside**

To the front, an extensive driveway provides parking for several vehicles and is bordered by attractive fencing. The rear garden is a superb size, mainly laid to lawn with gravelled pathways, planting areas and open views to the rear. Plenty of space for outdoor dining, play or gardening.





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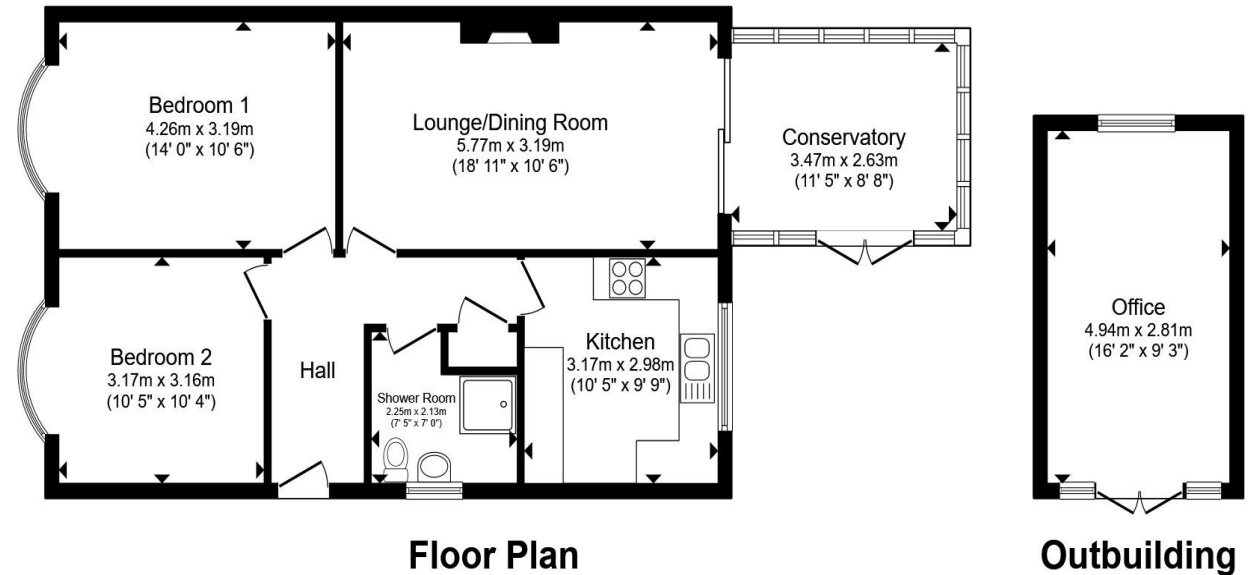
welcome to

## Station Road, Bagworth COALVILLE

- Well-presented detached two-bedroom bungalow
- Lounge/dining room with access to the conservatory
- Modern kitchen with generous storage and worktop space
- Two good-sized double bedrooms
- Substantial brick-built outbuilding ideal for office/studio

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

**£280,000**



Total floor area 90.4 m<sup>2</sup> (973 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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