



Murphy Drive Bagworth

- Excellently positioned family home
- Detached double-fronted facade
- Living room with Faber gas log-burner style stove
- Dual aspect open-plan kitchen/dining room
- Home office and guest cloakroom
- Four bedrooms, two bathrooms
- Attractive south-westerly rear garden
- Envidable village setting
- EPC Rating C / Council Tax Band D / Freehold

Set within a peaceful cul-de-sac in the sought-after village of Bagworth, Murphy Drive is a beautifully presented double-fronted detached home offering a blend of modern comfort and semi-rural charm. The property enjoys an attractive frontage with a sweeping driveway and sits within a pleasant residential setting that provides both privacy and convenience.

Inside, the accommodation is thoughtfully arranged with a spacious and versatile layout designed for contemporary living. Bright and welcoming interiors are enhanced by natural light, while stylish finishes create a warm and inviting atmosphere. The open-plan living arrangement flows effortlessly, providing a practical yet elegant space suited to everyday life and entertaining.

The property features a stylish Faber Jelling gas log-burner style stove, combining the character and warmth of a traditional wood-burning stove with the convenience of modern gas heating. The unit is energy rated A and provides an attractive focal point to the room while offering efficient supplementary heat.

Outside, the south-westerly facing rear garden forms a standout feature, enjoying sunlight throughout much of the day. The generous plot combines lawned areas, paved seating spaces and established planting that adds colour and privacy, while a detached garage and side access provide additional practicality and storage.





General Description:

Welcome to Murphy Drive, a beautifully presented double-fronted detached family home, perfectly positioned within a quiet cul-de-sac in the heart of the desirable village of Bagworth.

Nestled within this charming semi-rural setting, the property offers a wonderful balance of modern family living and village tranquillity, creating an ideal environment for those seeking both comfort and convenience. Thoughtfully arranged throughout, the home boasts a spacious and versatile layout with four bedrooms, three reception rooms and a delightful south-westerly facing rear garden.

Approaching the property, you are immediately greeted by an attractive frontage with a sweeping driveway providing ample off-road parking alongside the home.

Accommodation:

Stepping inside, a warm and inviting reception hall sets the tone for the rest of the property and leads through to the well-proportioned ground floor accommodation. The superb family living room is positioned to the rear of the home and is centred around a stylish Faber gas log-burner style stove, with French doors opening directly onto the garden, allowing natural light to flood the room.

The dual-aspect open-plan kitchen/dining room offers a timeless selection of matching base units and work surfaces, complemented by a range of modern integrated appliances and ample space for family dining and entertaining. In addition, the ground floor benefits from a versatile home office or study and a convenient guest cloakroom.

Upstairs, the property continues to impress with four generously sized bedrooms, each offering comfortable proportions and flexibility to suit a variety of family needs. The main bedroom enjoys the added benefit of a sleek en suite bathroom, while the remaining three bedrooms are served by a well-appointed family bathroom featuring a three-piece suite with attractive mosaic tiled surrounds.

Gardens and land:

The rear garden is a true highlight of the home, enjoying a sunny south-westerly orientation that bathes the space in natural light throughout the day. The generous plot features a combination of slab-paved seating areas ideal for outdoor dining, shaped lawns extending to the borders and mature shrubbery providing privacy and floral colour. A side gate leads to the side aspect, where a detached garage offers excellent additional storage and practical convenience.

Location:

Bagworth is a small village in north-west Leicestershire, around 3 miles south of Coalville and about 10 miles west of Leicester. Historically a former coal-mining community, it has developed into a quiet residential village on the edge of the National Forest, surrounded by countryside and woodland. Nearby green spaces such as Bagworth Heath Woods and Thornton Reservoir provide popular spots for walking, cycling and outdoor recreation.

Despite its size, the village offers a range of everyday amenities including a convenience shop, local pubs, sports facilities and a community centre. Larger shopping and leisure options are available in nearby Coalville and Leicester. Bagworth is also well placed for commuters, with road links to the A447, A50 and the M1 (J22), giving access to Leicester, Loughborough and the wider Midlands, while regular bus services connect the village with surrounding towns.

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 Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.



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.

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.

Technical Information:

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

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.

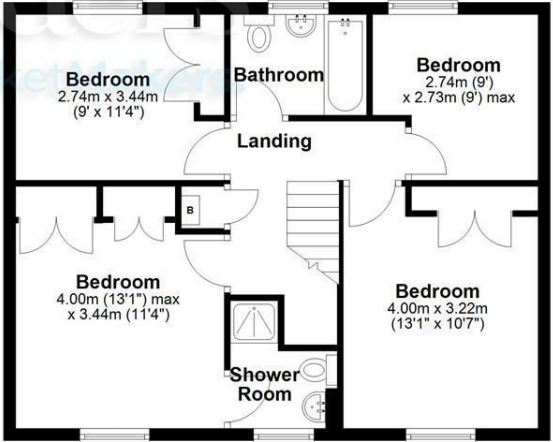
Ground Floor

Approx. 72.6 sq. metres (781.8 sq. feet)



First Floor

Approx. 59.0 sq. metres (635.1 sq. feet)



Total area: approx. 131.6 sq. metres (1416.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		



