Holders

A Modern Estate Agent









301 Station Road, Coalville, LE67 1BL

Offers over £263,000

Holders Estate Agents are delighted to bring to market with NO UPWARD CHAIN, this immaculately presented and modernised semi detached home in Bagworth. The property offers spacious accommodation over three floors. Internally it has an open plan Kitchen/Diner, downstairs w.c., full width lounge, four well proportioned bedrooms, two of which have fitted wardrobes and master having fitted wardrobes and an en-suite. On the middle floor is the shower room and useful storage cupboards. Outside you find the property set back from the road with an attractive front garden, to the rear is the landscaped garden which leads to the single garage and parking for at leat two vehicles in front.

Summary

Upon entry to the property through the front door you arrive in the hallway, this is open to the Kitchen/Diner and creates a lovely sense of space as soon as you walk in.

The Kitchen/Diner is fitted with a modern matching range of wall and base units with countertops above, there is a gas hob with stainless steel extractor hood above and electric integrated oven below, sink drainer, space and plumbing for a washing machine, space for a fridge/freezer and an integrated dishwasher. The Kitchen/Diner has a window to the front elevation and it also provides access to the downstairs w.c. and lounge at the rear as well as stairs rising to the first floor.

The downstairs w.c. is fitted with a two piece suite comprising low flush w.c., wash hand basin and frosted window to the front elevation.

The lounge is situated at the rear of the property and is a great size spanning the width of the property. It has a feature fireplace, a window to the rear and patio doors opening directly out to the garden.

Ascending to the first floor you arrive on the landing, this provides access to three bedrooms, shower room, storage cupboard and there are stairs rising to the second floor.

Two bedrooms on the first floor are very good sized double rooms both offering built in wardrobes, one bedroom being at the front of the property and one at the rear. The remaining bedroom is a single room but still of good proportions and is located at the rear. The shower room is fitted with a modern three piece suite comprising large walk in shower cubicle, low flush w.c., pedestal wash hand basin and frosted window to the front elevation.

Ascending to the second floor you arrive on a small landing providing direct access to the main bedroom. The master suite occupies the whole top floor so is very spacious, there are fitted wardrobes and a door leading to the en-suite bathroom. The en-suite is fitted with a three piece suite comprising a free standing bath, low flush w.c., pedestal wash hand basin and frosted window to the rear elevation.

Outside the property has an attractive lawned front garden with a paved pathway leading to the front door as access to the rear via the gated side access. The rear garden has been landscaped and features a raised decked seating area, lawn paved patio and pathway leading to the gate at the rear all of which is kept secure and private by wooden fencing. There is off road parking for at least two vehicles in front of the single garage. The garage also benefits from lighting and power.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

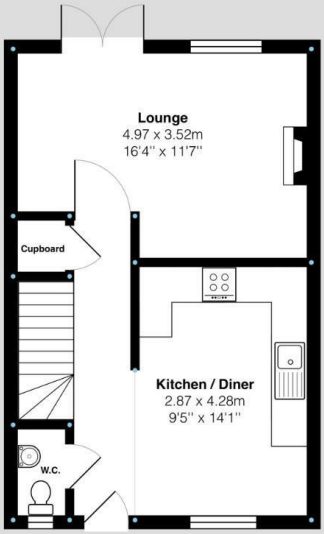
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Extra Information

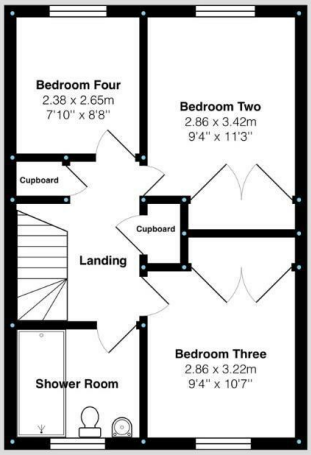
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



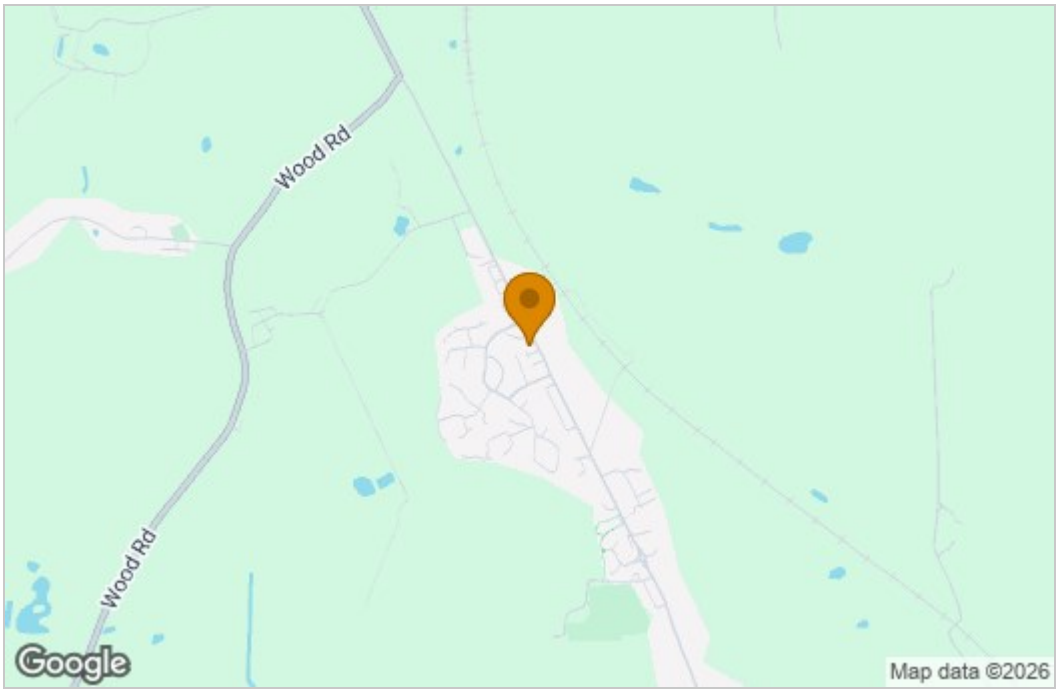
Station Road, Bagworth
Internal Square Footage: Approx 1100 sq.ft

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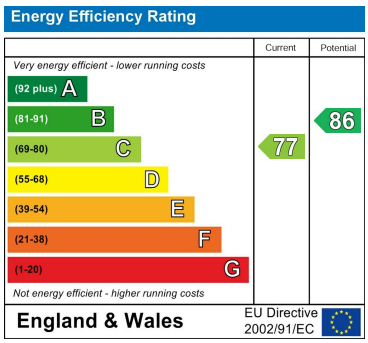
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Area Map



Energy Efficiency Graph



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