

Sinclair



Howden Close, Bagworth

£245,000

Howden Close

Bagworth, Coalville

This three bedroom semi-detached family home, occupying a larger than average plot and benefiting from a garage, comes to the market featuring a ground floor w.c, open plan kitchen/diner, good size lounge and entrance hall to the ground floor with stairs rising to the first floor landing, offering an en-suite to the main bedroom, family bathroom and three bedrooms in total, early viewing has come highly advised in order to avoid disappointment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Large Rear Garden
- Garage
- Ground Floor W.C
- Ensuite
- Three Bedrooms
- Semi-detached House
- Cul-De-Sac



GROUND FLOOR

Entrance Hall

Entered a composite front door with uPVC opaque double glazed panel and having stairs rising to the first floor and timber effect laminate flooring.

W.C

Comprising a low level push button w.c, wall mounted wash hand basin with tiled splash back continued flooring from the entrance hall and having an opaque uPVC double glazed window to front.

Lounge

11' 4" x 13' 8" (3.45m x 4.17m)

Having uPVC double glazed window to front, continued flooring from the entrance hall and a feature scaffold clad wall whilst giving way to the kitchen diner.

Kitchen/Diner

14' 9" x 9' 6" (4.50m x 2.90m)

Inclusive of an attractive range of wall and base units with rolled edge work surfaces, sink and drainer unit, a four ring gas hob, with splash screen and extractor hood over and electric oven and grill continued flooring from the entrance hall, wall mounted gas-fired central heating boiler, uPVC double glazed window to rear, access to understairs storage space and plumbing for appliances and having uPVC framed french doors accessing the private rear garden.



FIRST FLOOR

Landing

Stairs rising to the first floor landing offer three bedrooms, the en-suite and family bathroom and comprises a loft hatch.

Bedroom One

11' 6" x 12' 4" (3.51m x 3.76m)

Having a uPVC double glazed window to front and benefiting from having an en-suite.

Ensuite

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, shower enclosure with thermostatic bar mixer shower tap and opaque uPVC double glazed window to front, timber effect laminate flooring, and having an extractor fan.

Bedroom Two

8' 7" x 8' 3" (2.62m x 2.51m)

Having uPVC double glazed window to rear.

Bedroom Three

5' 9" x 8' 3" (1.75m x 2.51m)

Having uPVC double glazed window to rear.

Family Bathroom

5' 5" x 6' 6" (1.65m x 1.98m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, panel bath with tiling to splash prone areas, timber effect vinyl flooring and extractor fan and having an opaque uPVC double glazed window to side.



REAR GARDEN

Enjoying a sunny aspect and benefiting from a paved seating area, well maintained lawn surrounded by timber close board fence paneling whilst having a waterpoint and side gate access.

GARAGE

Single Garage

Entered via an up and over front door and benefiting from both light and power.

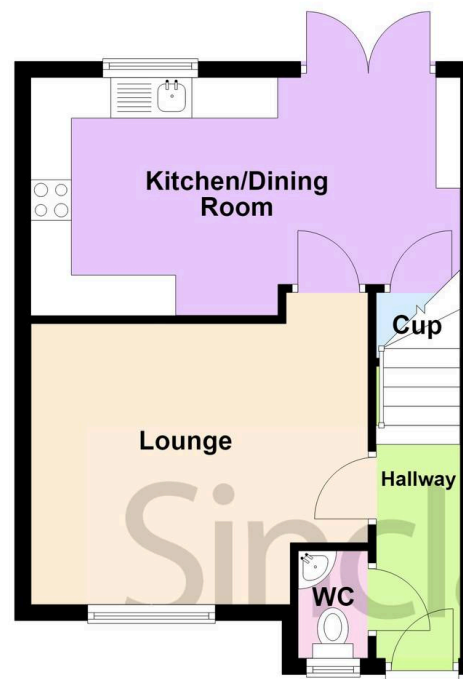
DRIVEWAY

1 Parking Space

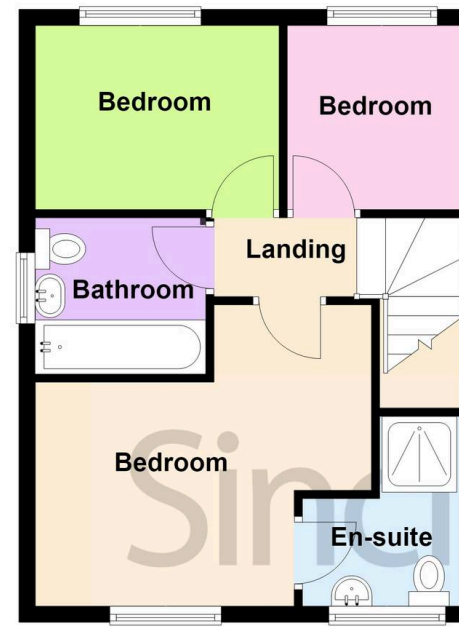
Offering off road parking for multiple vehicles, satellite shingled edging and sitting adjacent to a well maintained lawn.



Ground Floor



First Floor





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