



**Connells**

Jackson Road  
Bagworth Coalville



## Property Description

Situated within the established and popular village of Bagworth, this impressive six-bedroom family home offers exceptionally generous and versatile accommodation arranged over three floors.

The property is ideally suited to larger families, or buyers seeking flexible space for home working.

Bagworth is well regarded for its community feel, while offering convenient access to Coalville, Leicester, Hinckley and the surrounding motorway network, including the M1 and M42.

The area is well served by a range of local primary and secondary schools, making it particularly appealing to families, along with nearby countryside walks and everyday amenities within easy reach.

Internally, the property is well balanced, combining spacious reception rooms with a practical layout designed for modern family life. The inclusion of two en-suite bedrooms, a family bathroom, ground floor cloakroom, utility room, and a double garage further enhances its appeal.

## Ground Floor

The property is entered via a welcoming entrance hall, providing access to a convenient cloakroom WC and staircase rising to the upper floors.

To the front of the property is a separate dining room, ideal for formal meals or family gatherings. The generous lounge offers a comfortable main living space with ample room for seating and entertaining, enjoying plenty of natural light.

To the rear is the well-proportioned kitchen/breakfast room, fitted with a range of units and work surfaces, offering space for informal dining.

This flows through to a useful utility room, providing additional storage and laundry facilities, with internal access into the double garage — ideal for practicality and day-to-day convenience.

## First Floor

The first-floor landing leads to three well-sized bedrooms, including a particularly spacious principal bedroom benefiting from its own en-suite shower room.

The remaining bedrooms on this floor are well proportioned and versatile, suitable for children, guests, or home office use, and are served by a family bathroom fitted with a modern suite.

## Second Floor

The second floor continues the sense of space, offering three further bedrooms, all of which are generous doubles. One of these rooms benefits from an additional en-suite shower room, making this level ideal for teenagers, guests, or independent family members.

This floor is particularly flexible and could also accommodate a home office, hobby room, or guest suite depending on requirements.

## Outside

Externally, the property enjoys an enclosed rear garden, mainly laid to lawn, providing a pleasant and private outdoor space suitable for families and entertaining.

To the front of the property there is driveway parking, leading to the double garage, offering excellent storage and parking solutions.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited.

This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT.

This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding.

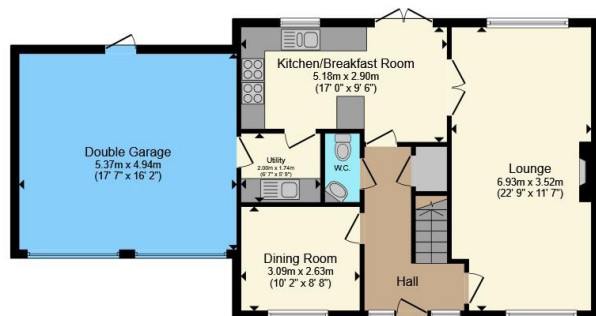
A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

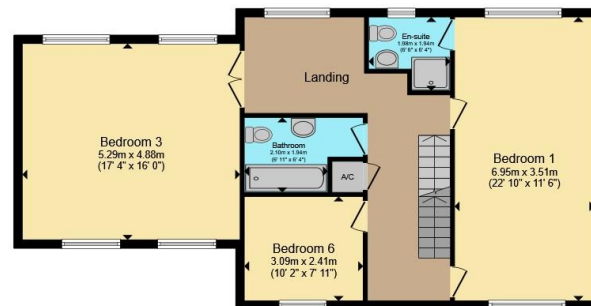




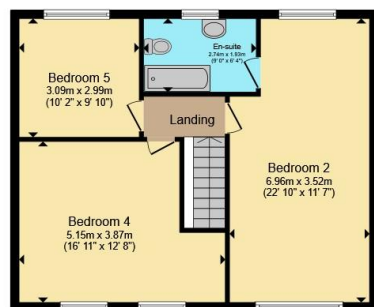




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 243.6 m<sup>2</sup> (2,622 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)



To view this property please contact Connells on

**T 01455 230523**  
**E [hinckley@connells.co.uk](mailto:hinckley@connells.co.uk)**

88 Castle Street  
 HINCKLEY LE10 1DD

EPC Rating: C Council Tax Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN313920](http://connells.co.uk/Property/HIN313920)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIN313920 - 0002