



5 Bagworth Road,  
Newbold Heath,  
Newbold Verdon,  
LE9 9NB.







### GENERAL

This beautifully renovated three/four bedroom property offers the perfect blend of modern living with character charm, finished to an excellent standard throughout by the current owner. Internally the property has been altered, extended and refurbished. The property now boasts fantastic living kitchen to the rear, two reception rooms / fourth bedroom, downstairs shower room and three bedrooms and bathroom upstairs - along with having a newly installed heating system re-wired throughout and new carpets. Externally the house has open aspect to the front and rear, large garden with spacious driveway and double garage.

### LOCATION

Newbold Heath is a small hamlet on the outskirts of Newbold Verdon which is a well serviced village offering an excellent range of local shopping, primary school and doctors surgery. Newbold Heath is also well located for access to the motorway network (M1. M69) and is within easy reach of more comprehensive facilities available within the historic town of Market Bosworth, and close to the motorway network lies Fosse Park.

### THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into entrance porch.



ENTRANCE PORCH

UPVC front door leads into the porch, with tiled flooring and door leading into the hallway.

ENTRANCE HALLWAY

With original Victorian tiled flooring, window to the front, useful understairs storage cupboard, central heating radiator and doors to the living areas.

LIVING KITCHEN

28'11 max 18'04 min x 18'05 max 7'11 min  
A fabulous open plan living kitchen perfect for contemporary family life giving this house the wow factor. Overlooking the garden and open gardens beyond. The kitchen area is fitted with grey base and wall cabinets, laminate working tops over with Franke black one bowl sink and drainer. There is an integrated Beko single electric oven, Beko four ring gas hob with extractor over and space for other appliances. To the side of the kitchen is a useful utility cupboard which can house other appliances and has plumbing for a washing machine.

SITTING ROOM

12'08 x 12'07 max 11'09 min  
A lovely airy room with two window to the front and high ceiling. There is wooden laminate to the floor and central heating radiator.

HOME OFFICE / BEDROOM FOUR

11'04 x 10'04 max 9'06 min  
With window to the front, fireplace housing electric style fire, laminate flooring and central heating radiator.

STAIRS TO THE FIRST FLOOR

Stairs rise from the entrance hallway to the first floor.

FIRST FLOOR LANDING

Doors off to the bedrooms and bathroom. A lovely open space with window to the front to take advantage of the countryside views. Central heating radiator.

BEDROOM ONE

12'07 x 12'06  
With double window to the front allowing in plenty of light and view to the open countryside, central heating radiator and carpeted flooring

BEDROOM TWO

11'03 x 10'05  
With window to the front with views of open countryside, Colum style central heating radiator and laminate flooring.

BEDROOM THREE

9'00 x 8'11  
With window to the side, cupboard housing the newly installed central heating radiator, attic hatch, central heating radiator and carpeted flooring.

BATHROOM

With white suite comprising panelled bath with glass screen and shower over with both rainfall and handheld shower heads, low flush lavatory and wash hand basin set in a vanity unit. There is a window to the rear and chrome heated towel rail.

OUTSIDE

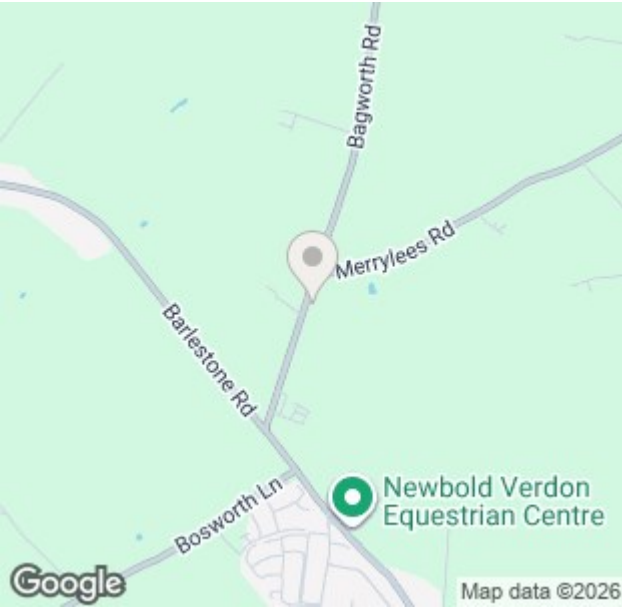
The rear garden is a lovely space with open garden views to the rear. The garden is laid to lawn with mature shrub borders and patio area directly to the rear of the house. The house has a large driveway which leads around the side of the house to the double garage.

GARAGE

18'08 x 16'09  
With up and over door to the front, side access door and window. There are power sockets and lighting within the garage.

COUNCIL TAX

Hinckley & Bosworth - Band D



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 81        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |











Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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