

SUPERIOR HOMES

ROYSTON & LUND



35 Main Street

| LE67 1DN

Guide Price £575,000

Enjoying attractive countryside views, this exceptional, individually designed four-bedroom detached family home showcases high-quality fixtures and fittings throughout and has been finished to an immaculate standard across both floors. The property offers spacious and versatile accommodation, ideally suited to modern family living.

The ground floor briefly comprises a welcoming, expansive entrance hall providing access to the principal reception rooms, kitchen, dining area, spacious study, downstairs WC, and staircase rising to the first floor.

The living room is generously proportioned and beautifully presented, featuring dual-aspect windows alongside French doors to the rear, allowing natural light to flood the space. A charming log burner creates a warm and inviting focal point, perfect for the winter months. Leading through bi-fold doors from the living room is an impressive, vaulted garden room, boasting floor-to-ceiling wraparound windows, dual skylights, and French doors opening onto the rear garden, seamlessly blending indoor and outdoor living.

The kitchen is superbly appointed with high-quality, solid wood base and wall units complemented by premium appliances, including a Rangemaster oven with induction hob and extractor hood. The space provides ample room for additional freestanding appliances and benefits from a practical sliding-door pantry. Steps lead down to a formal dining area, ideal for entertaining family and friends, with full-height sliding doors overlooking and providing access to the rear garden.

A separate utility/cloakroom adds further convenience, featuring an additional sink, space for freestanding white goods, and ample storage for coats and boots. A side door leads externally to a useful store with dual access from both the front and rear, complete with a practical dog bath.

Completing the ground floor is a large and versatile snug/study, perfectly suited as a home office, playroom, or additional reception room.





- Guide Price £575,000 - £595,000
- Four Bedroom Individually Designed Detached Family Home with Attractive Countryside Views
- Immaculately Presented Throughout
- High Quality Fixtures And Fittings And Top Of The Range Integrated Appliances
- Ample Off Street Parking Via a Double Driveway And Double Detached Garage
- Beautifully Presented Garden Overlooking The Countryside
- Separate Utility, Store Room, Downstairs WC
- Rural Village Location
- EPC Rating - TBC
- Freehold - Council Tax Band - F

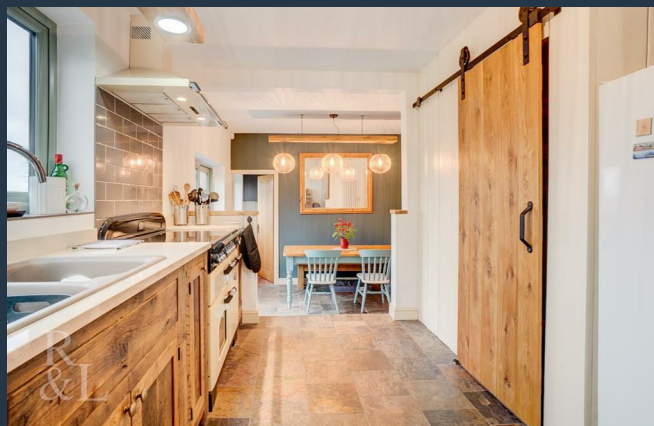








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To the first floor are four well-proportioned double bedrooms. The principal bedroom enjoys a rear-aspect window overlooking the garden and benefits from a stylish three-piece en-suite shower room. All remaining bedrooms feature built-in wardrobe space and are served by a well-appointed four-piece family bathroom comprising a bath, separate shower, wash basin, and WC.

Externally, 35 Main Street benefits from solar panels to the front facing roof area, contributing positively to the property's energy efficiency and thereby raising its EPC rating.

The property offers ample off-street parking via a spacious driveway, easily accommodating three cars, leading to a detached double garage. To the rear lies an immaculately presented garden, featuring a generous lawn, attractive patio seating areas with a water feature, and well-stocked flower beds with mature shrubbery and hedgerow borders.

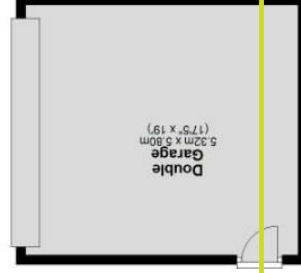
The surrounding countryside views further enhance the sense of space and tranquillity, making this an outstanding family home in a highly desirable setting.

35 Main Street, Bagworth enjoys a peaceful village setting with access to local amenities, including a convenience store, community centre, and nearby primary schools. More extensive facilities can be found in nearby Coalville and Ashby de la Zouch, offering supermarkets, secondary schooling, and leisure amenities. Nature lovers will also appreciate the close proximity to Bagworth Heath Woods and Thornton Reservoir, ideal for walking and outdoor pursuits.

For further information:
https://reports.sprift.com/property-report/?access_report_id=4943129

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Total area: approx. 225.8 sq. metres (2430.4 sq. feet)



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Energy Efficiency Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
Environmental Impact (CO2) Rating		EU Directive 2002/91/EC	

EPC

