Sinclair



Howden Close, Bagworth

£224,950

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Bagworth

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 three bedrooms, en-suite shower room and family bathroom. 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:

- Three Bedrooms
- Semi Detached House
- Large Rear Garden
- Ensuite
- Garage
- 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 backs, 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, an 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 offers 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, 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, panelled bath with tilling to splash prone areas, timber effect vinyl flooring, extractor fan and having an opaque uPVC double glazed window to side.

Rear Garden

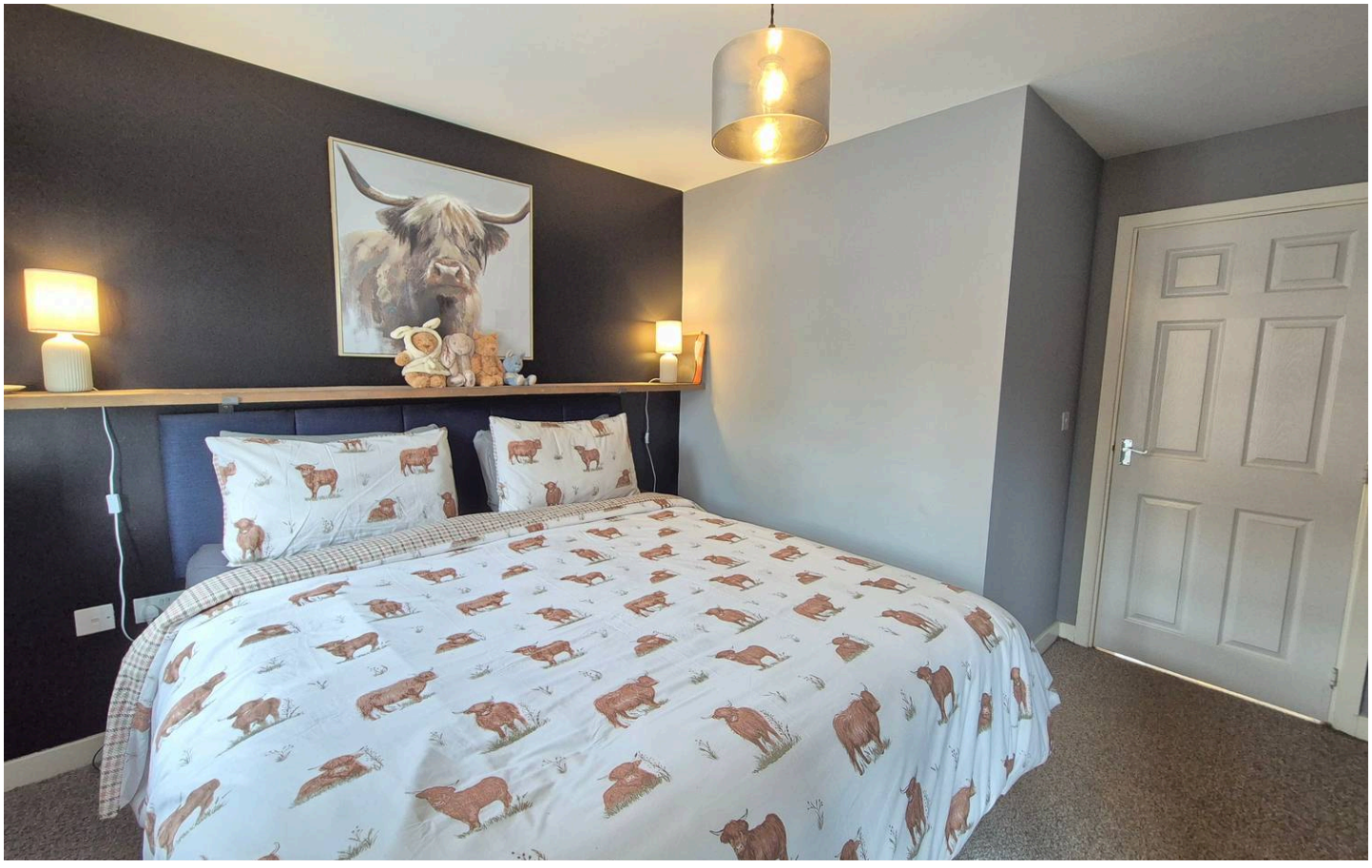
Enjoying a sunny aspect and benefiting from a paved seating area, well maintained lawn surrounded by timber close board fence panelling whilst having a water point and side gate access.

Garage

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

Driveway

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





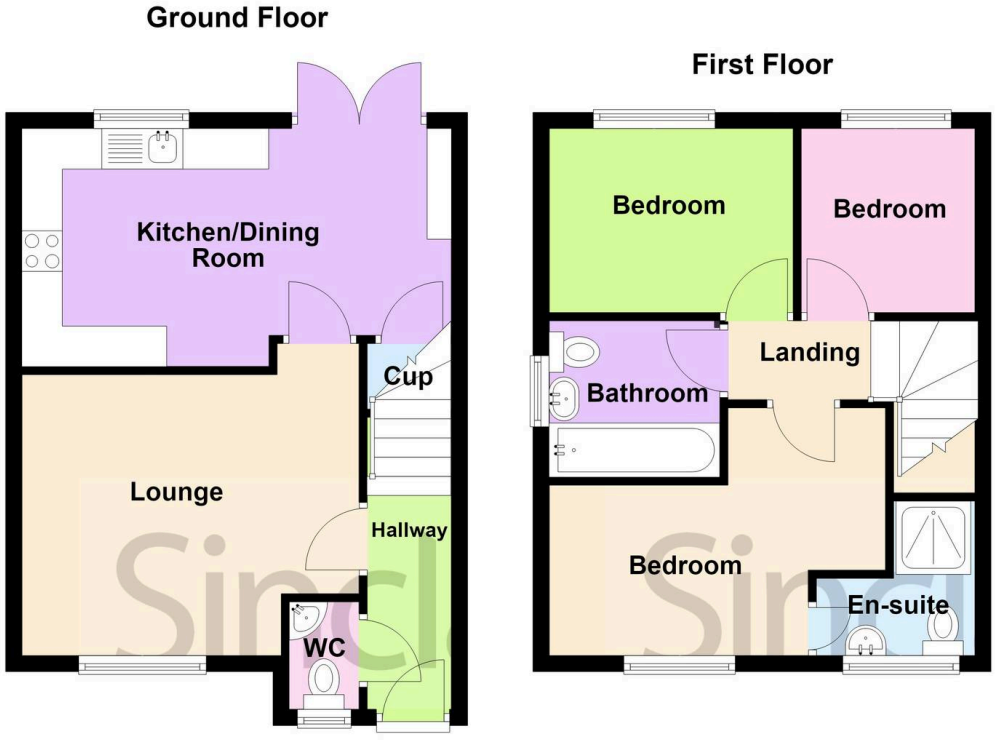











Ground Floor
Kitchen/Dining Room
Cup
Lounge
Hallway
WC
First Floor
Bedroom
Bedroom
Landing
Bathroom
Bedroom
En-suite



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