

Alexanders
MarketMakers.

Station Road
Bagworth

- Charming detached family home
- 1,653.3 Square feet of accommodation
- Spacious dual aspect living room
- Kitchen and separate utility area
- Four bedrooms and two bathrooms
- Low-maintenance rear garden
- Versatile garden office with power and insulation
- Peaceful Bagworth Village location
- EPC Rating C / Council Tax Band D / Freehold

This charming detached home offers a well-balanced layout with bright, flowing living spaces and neatly presented interiors throughout. The overall design creates a natural sense of space, with each area connecting seamlessly to enhance both comfort and day-to-day living. A standout feature is the dual-aspect lounge opening into a conservatory, forming a light-filled and versatile setting.

The outdoor space has been thoughtfully arranged to provide a practical yet attractive environment. A combination of patio and decking areas allows for flexible use, while the structured garden design ensures ease of maintenance without compromising on visual appeal. A garden office with power and insulation adds further versatility to the property.

Positioned within the village of Bagworth, the property benefits from a pleasant setting that combines a sense of community with accessibility. Nearby amenities and surrounding towns provide a range of everyday conveniences, while transport links support straightforward travel across the region.













Accommodation:
The property is entered via a welcoming porch leading into a central reception hall, introducing the well-maintained interiors. The ground floor offers a spacious dual-aspect lounge filled with natural light, which flows seamlessly into a conservatory at the rear, creating a versatile living and entertaining space. A separate dining room sits to the rear, alongside a well-appointed breakfast kitchen fitted with matching units and complemented by a dedicated utility area with direct garden access.

To the first floor, the home offers four generously proportioned bedrooms, providing flexibility for a range of uses. The main bedroom benefits from an en suite, while the remaining bedrooms are served by a modern family bathroom.

Gardens and land:
The rear garden has been designed for ease of maintenance while remaining an attractive outdoor space. A slab-paved patio provides an ideal setting for outdoor dining, complemented by a separate timber decking area for additional seating. The garden is finished with a stepped artificial lawn, bordered by timber sleepers for a neat and structured appearance.

A garden office is positioned to the rear of the plot, offering a versatile space with power and insulation, ideal for a range of uses, along with additional parking located alongside.

Location:
Situated on Station Road in the village of Bagworth, the property enjoys a pleasant setting within a peaceful community. The village provides everyday amenities and a welcoming atmosphere, while nearby towns offer a wider range of facilities. Convenient access to surrounding road networks supports straightforward travel across the region.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band D.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

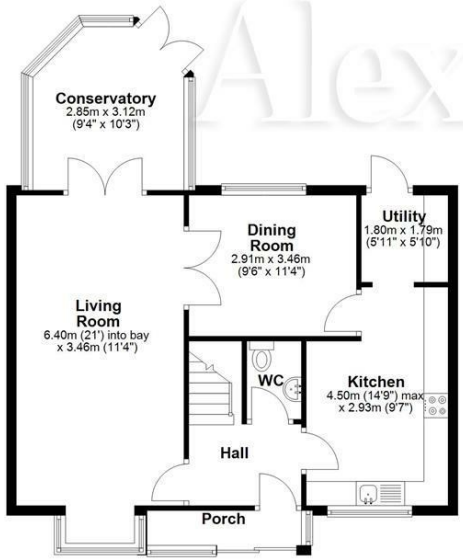
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

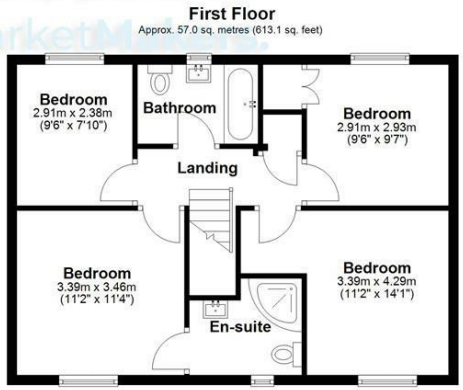
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

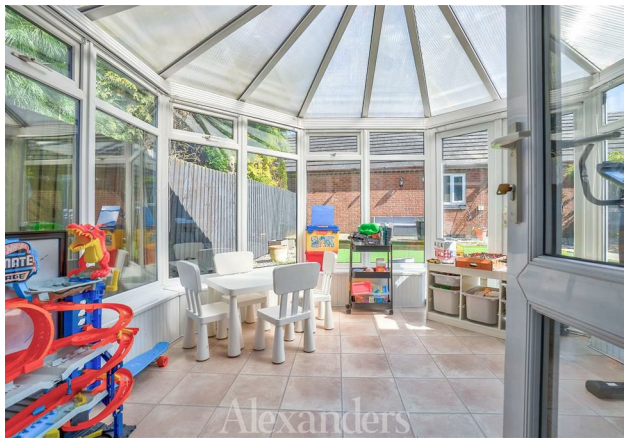


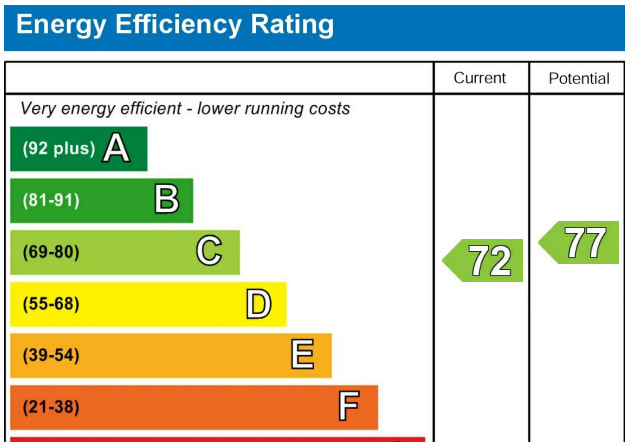




Total area: approx. 153.6 sq. metres (1653.3 sq. feet)









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