



2 Howden Close  
Bagworth, Coalville, LE67 1HT

£270,000



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## Brief Description

Positioned in the charming locale of Howden Close, Bagworth, this delightful detached house presents an EXCELLENT OPPORTUNITY for families and first-time buyers alike. With three well-proportioned bedrooms and two modern bathrooms, this property is both SPACIOUS AND INVITING.

As you step through the composite front door, you are greeted by a WELCOMING entrance hall featuring ELEGANT wall panelling, while the built-in under stair POP-OUT STORAGE provides practical solutions. The STYLISH LVT wood grain grey flooring flows seamlessly throughout the ground floor, and you will also find convenient access to a ground floor WC.

The SPACIOUS LIVING ROOM is a highlight of the home, boasting dual aspect windows that overlook the SUN-DRENCHED south-westerly facing rear garden. French doors provide a seamless transition to the outdoor space, while a freestanding fireplace with an electric stove adds a touch of warmth and character.

The open-plan KITCHEN DINER is a MODERN DELIGHT, equipped with a range of sleek white gloss units, an integrated oven, and ample space for both a washing machine and fridge/freezer. The room is bathed in NATURAL LIGHT from dual aspect windows.

Ascending to the first floor, you will find stylish wall panelling enhancing the stairs and landing area. The master bedroom is GENEROUSLY SIZED and features its own en-suite bathroom, complete with a double shower, WC, and handbasin. Bedrooms two and three are equally well-decorated and provide comfortable living spaces. The family bathroom is fitted with a three-piece suite, including a panel bath and modern tiling.

Externally, the REAR GARDEN is a TRUE SUNTRAP, featuring a combination of patio, artificial lawn, and a bark chip play area, all enclosed within a secure boundary. The front and side gardens are BEAUTIFULLY LANDSCAPED, complemented by a paved pathway and DRIVEWAY PARKING leading to the garage. The garage offers VERSATILE SPACE, currently serving as a laundry room and garage store.





## ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC  
6'1" x 3'7" (1.85m x 1.09m)

Living Room  
10'3" x 18'5" (3.12m x 5.61m)

Kitchen Diner  
8'11" x 18'5" (2.72m x 5.61m)

## ON THE FIRST FLOOR

Landing

Master Bedroom  
10'4" x 14'4" (3.15m x 4.37m)

En Suite  
8'4" x 3'9" (2.54m x 1.14m)

Bedroom 2  
9'0" x 9'9" (2.74m x 2.97m)

Bedroom 3  
8'11" x 8'3" (2.72m x 2.51m)

Family Bathroom  
8'1" x 6'1" (2.46m x 1.85m)

## ON THE OUTSIDE

Rear Garden

Front & Side Gardens

Driveway

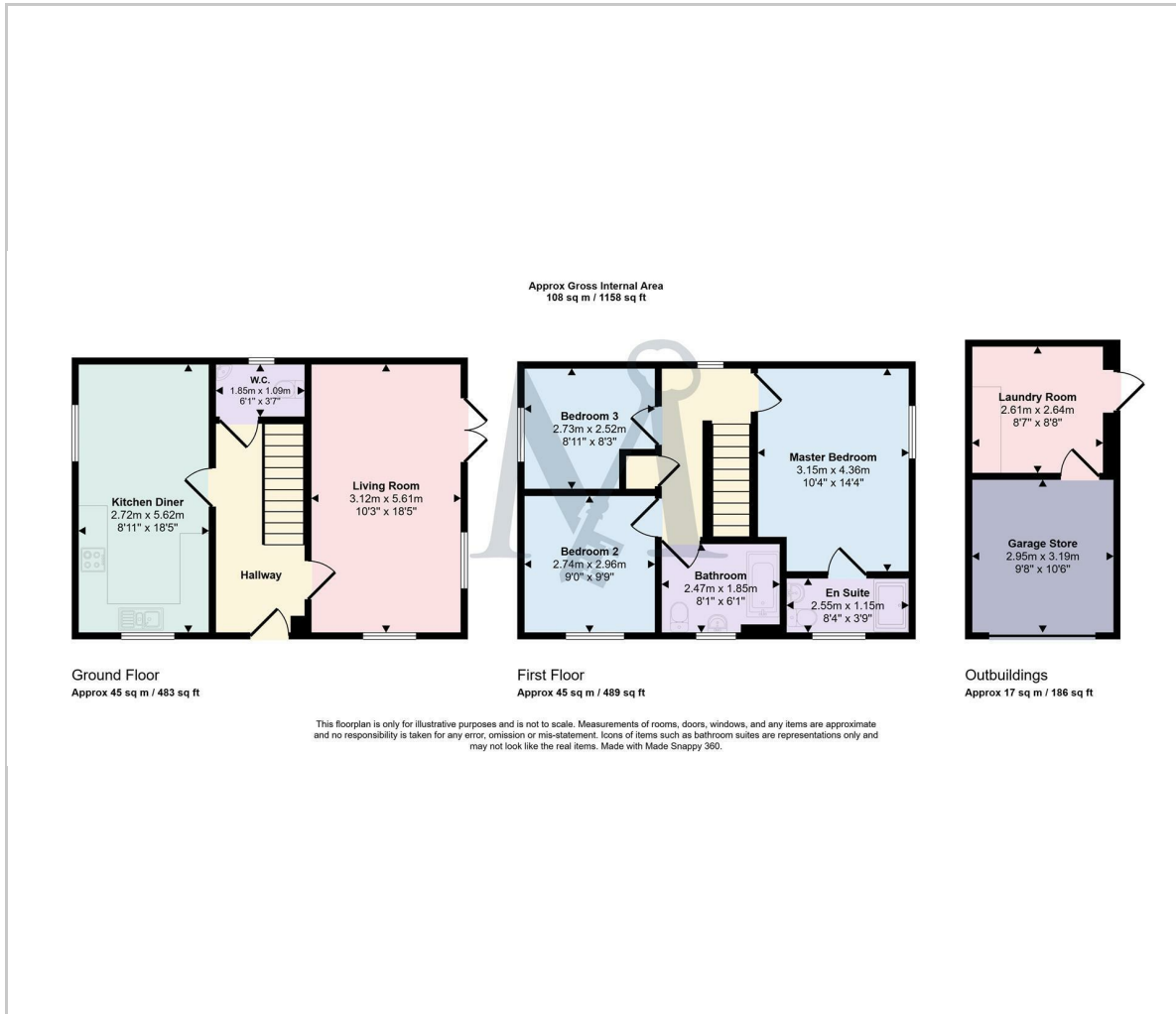
Garage Store  
9'8" x 10'6" (2.95m x 3.20m)

Laundry Room  
8'7" x 8'8" (2.62m x 2.64m)





## Floor Plan



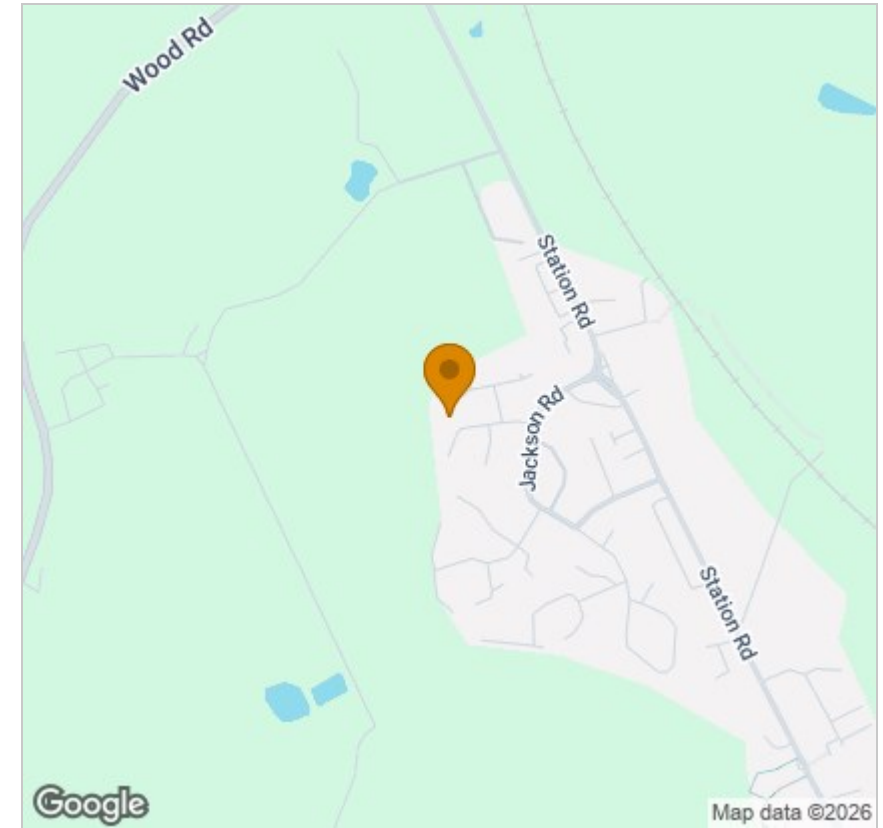
## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

