



88, JACKSON ROAD, BAGWORTH, LE67 1HL

\*\*\*A SPACIOUS MODERN FOUR BEDROOM, THREE RECEPTION ROOM DETACHED FAMILY HOUSE IN GOOD SIZED PLOT ADJOINING OPEN SPACE\*\*\* An excellent opportunity to purchase an attractively styled and well presented modern FOUR BEDROOM detached house (en suite Shower room to main Bedroom) of brick and tiled construction which provides genuinely sizeable accommodation on two storeys with gas fired central heating and double glazing and is pleasantly positioned within this popular village location. NO UPWARD CHAIN INVOLVED & VIEWING RECOMMENDED..

In brief the accommodation may be described as: Canopy porch, Entrance hall, Cloakroom with W.C, Lounge 15'0 x 12'0, separate Dining room 10'0 x 8'6, Study, Breakfast Kitchen 17'0 x 10'0 with appliances and Utility room. Landing, main Bedroom with en suite Shower rom, three further Bedrooms and Bathroom having white suite. Car standing for a number of vehicles and brick built garage.

PRICE £297,500

Call 01509 235534 for further information

ANDREW GRANGER & CO

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## LOCATION

The property occupies an attractive position adjoining adopted open space within this popular modern development and is conveniently placed having easy access to local amenities in neighbouring Ellistown, Ibstock and Coalville.

In addition there are excellent road links to Leicester, Ashby de la Zouch and Loughborough and further access to Bardon Business Park, Thornton Reservoir, M1 Motorway, A42/M42 and East Midlands Airport at Castle Donington.

## VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

Proceed along Station Road turning into Beacon View and on reaching the 'T' junction turn left into Jackson Road. Turn left again into Jackson Road where the property is then situated on the left hand side and will be clearly identified bearing our For Sale board.

## ACCOMMODATION

### GROUND FLOOR

#### CANOPY PORCH

#### ENTRANCE HALL

Coved ceiling, understairs store cupboard, radiator.

#### CLOAKROOM

Two piece suite in white comprising low level W.C. and pedestal wash hand basin having tiled splash back, extractor fan, floor covering, radiator.

#### STUDY 8'0" x 8'0" (2.45m x 2.45m)

Coved ceiling, double glazed window to the front elevation, radiator.

#### DINING ROOM 10'0" x 8'6" (3.05m x 2.6m)

Coved ceiling, double glazed window to the front elevation, radiator.

#### LOUNGE 15'0" x 12'0" (4.58m x 3.67m)

Marble effect fireplace with reproduction stone overmantel and inset living flame gas fire, coved ceiling, double glazed window to the rear elevation, double radiator and pair of multi panel doors to the:

#### BREAKFAST KITCHEN 17'0" x 10'0" overall (5.2m x 3.05m overall)

Stainless steel one and a half bowl single drainer sink unit with mixer tap, cream fronted wall and floor cupboards incorporating drawer compartments with roll top work surfaces and tiled surrounds, Zanussi integrated double oven and four ring gas hob, extractor over, integrated fridge, freezer and dish washer, double glazed window to the rear elevation, further double glazed door to the private rear garden, tiled floor, two double radiators.

#### UTILITY ROOM 6'9" x 5'9" (2.07m x 1.77m)

Stainless steel single drainer sink unit with cream fronted cupboards under and roll top work surface, tiled splash back, double wall cupboard, plumbing for an automatic washing machine, Ideal gas fired boiler, double glazed door to the side elevation, tiled floor, radiator.

### FIRST FLOOR

#### LANDING

Built in airing cupboard housing the hot water cylinder, access trap to the roof space, radiator.

#### BEDROOM ONE 10'6" x 11'6" extends to 17'3" (3.22m x 3.53m extends to 5.27m)

Built in wardrobes with hanging space, shelving and sliding doors, double glazed windows to the front elevation, radiator.

#### EN SUITE SHOWER ROOM

Three piece suite in white comprising tiled shower cubicle with chrome shower unit, pedestal wash hand basin and low level W.C., complementary wall tiling, extractor fan, shaver point, tiled floor, radiator.



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**BEDROOM TWO 12'0" x 11'0" (3.67m x 3.37m )**

Built in wardrobes with hanging space, shelving and sliding doors, double glazed window to the front elevation, radiator.

**BEDROOM THREE 10'0" x 8'6" (3.05m x 2.6m)**

Built in store cupboard, double glazed window to the side elevation, radiator.

**BEDROOM FOUR 10'3" x 6'9" (3.13m x 2.07m)**

Double glazed window to the side elevation, radiator.

**BATHROOM**

Three piece suite in white comprising panelled bath with Bristan shower unit and splash guard, pedestal wash hand basin and low level W.C, half tiled walls, extractor fan, shaver point, floor covering, radiator.

**OUTSIDE**

Generously sized front garden with lawned area behind mature beech hedging and a tarmac driveway with further block paved hard standing provides car parking for a number of vehicles and leads to an attached brick built garage having up and over door and concrete floor.

Gated access to the fully enclosed and most private rear garden including extensive paved patio with pergola, central lawn and surrounding shrubbery borders behind close boarded fencing.

**Council Tax Band**

"D"

**E P C**

Rating: 'C'

**PURCHASING PROCEDURE**

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

**MONEY LAUNDERING**

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

**MARKET APPRAISALS**

If you have a house to sell then we offer a Free Valuation, without obligation.

**SURVEYS**

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.



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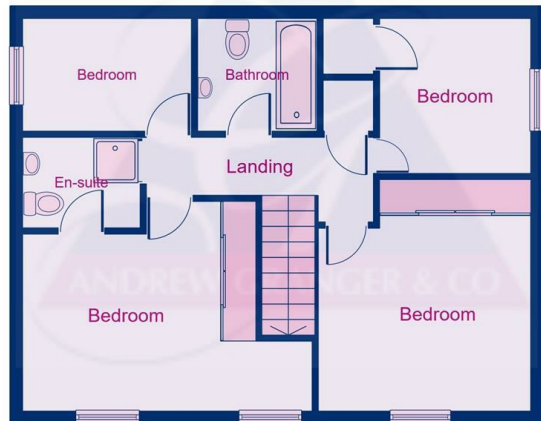
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#### Ground Floor

Floor Area (Gross Internal) 57.6 sq.m. (621 sq.ft.) approx

Created using Vision Publisher™



#### First Floor

Floor Area (Gross Internal) 57.6 sq.m. (620 sq.ft.) approx

Created using Vision Publisher™

## LOCATION



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