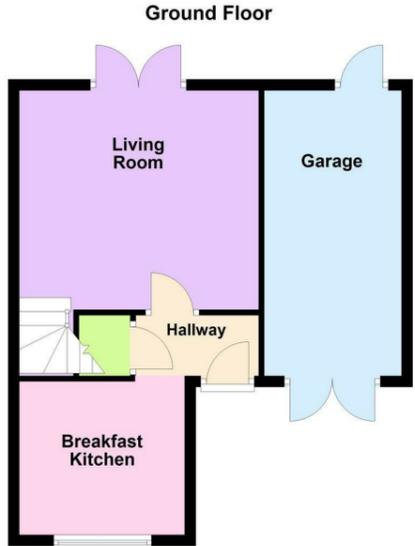


### FLOOR PLAN

- DIMENSIONS**
- Hallway**
- Breakfast Kitchen**  
8'09 x 9'09 (2.67m x 2.97m)
- Living Room**  
12'10 nx 13'09 (3.91m nx 4.19m)
- Landing**
- Bedroom One**  
12'10 x 12'01 (3.91m x 3.68m)
- Bedroom Two**  
9'07 x 9'05 (2.92m x 2.87m)
- Bathroom**  
6'04 x 6'09 (1.93m x 2.06m)



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.  
**VIEWING** Via our office at 22a Cross Street, Enderby, LE19 4NJ  
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
Call us on 0116 2811 300 for free advice.  
**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.  
**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.  
These details do not constitute part of an offer or contract.  
**Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

55 Station Road, Bagworth, Coalville, LE67 1BJ  
**Offers In Excess Of £210,000**

## OVERVIEW

- Stunning Home In Fabulous Village Location
- Open Views To The Rear
- Entrance Hallway
- Breakfast Kitchen & Living Room
- Two Double Bedrooms
- Modern Bathroom
- Driveway & Garage With Utility Area
- Landscaped Garden
- Viewing Is Advised
- EER - E, Freehold, Tax Band - B

## LOCATION LOCATION....

Station Road is situated within the village of Bagworth, a well-connected and growing community in North West Leicestershire that blends village charm with everyday convenience. The area benefits from local amenities including a convenience store, takeaway options and village pubs, with a wider range of shops, supermarkets and services available in nearby Coalville and Hinckley. Families are catered for with local primary schooling in Bagworth and neighbouring villages, along with secondary schools within easy reach. A particular highlight of the area is Bagworth Heath Woods and nearby countryside, offering beautiful walking trails, open green space and outdoor recreation. Station Road is also well positioned for commuters, with convenient access to the A447, A50 and M1 motorway network, as well as good links to Leicester and surrounding towns. Combining a semi-rural setting with strong transport connections, Bagworth offers a peaceful yet practical place to call home.



## THE INSIDE STORY

Set within a fabulous village location, this stunning home offers beautifully presented accommodation with a perfect balance of comfort, style and practicality. A welcoming entrance hallway leads through to the main living spaces. The breakfast kitchen is fitted with classic shaker-style units complemented by contrasting work surfaces, creating a space that is both stylish and functional. There is room for a small table and chairs, making it ideal for informal dining, morning coffee or a relaxed start to the day. The lounge is a warm and inviting room, centred around a charming feature fireplace that creates a cosy focal point. With ample space for comfortable seating, it is perfect for unwinding or entertaining. French doors open directly onto the landscaped garden, allowing natural light to flow through and creating a seamless connection to the outside. Upstairs, the property offers two well-proportioned double bedrooms, both enjoying a pleasant outlook to the rear, creating a calm and restful feel. The second bedroom is enhanced by stylish panelling, adding character and a contemporary touch. Both rooms offer flexibility for use as comfortable sleeping accommodation, a guest room or home office. The modern bathroom is beautifully finished, providing a fresh and relaxing space. Externally, the property benefits from a driveway with ample parking, along with a garage incorporating a dedicated utility area, adding excellent practicality and storage. To the rear, the landscaped garden is a true highlight, designed to create a tranquil outdoor space with patio areas ideal for dining and a lawn, perfect for relaxing or enjoying time in the sunshine. A wonderful opportunity to acquire a beautifully finished home in a sought-after village setting.

