



255 Station Road

Bagworth | LE67 1BL | Guide Price £195,000

ROYSTON
& LUND

- Three Bedroom Mid Terrace Property
- Ensuite And Separate Bathroom
- Open Plan Living/Dining Room
- Top Of The Range Integrated Appliances
- Short Drive From Numerous Amenities Whilst Being On The Doorstep Of The National Forests
- Immaculately Presented Throughout
- On Street And Off Street Parking
- High Quality Fixtures And Fittings
- Single Garage - Decking Area And Lawned Garden
- EPC Rating - C /// Freehold - Council Tax Band - A





Royston and Lund are delighted to bring to the market this three bedroom mid terrace period property located in the sought after country side village of Bagworth. Situated within the National Forest demonstrating countryside walks and views whilst being a short drive from numerous amenities as Bagworth is a short drive from Ibstock or Coalville and not to mention Leicester City Centre.

Ground floor accommodation comprises an initial porch upon entry that leads into the spacious open plan living/dining room showcasing dual aspect windows flooding the space with natural light, pieced together with two fireplaces one with log burner for those winter months whilst granting access to the kitchen and staircase to the first floor. The galley kitchen is a generous size and displays high quality base and wall units housing integrated appliances such as an eye level oven, hob and extractor fan along with built in dishwasher with enough room to add further freestanding appliances. Moving through the kitchen you come into the boot room/utility showcasing space for additional white good whilst granting access to the rear of the property. The bathroom is positioned to the rear aspect of the boot room and consists of a bath with shower overhead along with a wash basin and WC.

To the first floor there are three well proportioned bedrooms. The master bedroom is an ample double and benefits from built in storage and its own ensuite shower room. Bedroom two is a further double and the final bedroom is a spacious single.

Facing the property there is on street parking, a bricked courtyard area leading to the front door.

To the rear of the property there is an additional courtyard area off from the boot room which shows a decking area/suntrap for the summer months. In addition to the decking area, positioned further to the rear is a shared pathway which leads to the single garage, block paved patio area and lush lawn area which is enclosed by fenced borders.



Total area: approx. 117.5 sq. metres (1264.7 sq. feet)

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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