

SUPERIOR HOMES

ROYSTON & LUND



3 Warwick Close

| LE67 1BX

Guide Price £575,000

Spacious Four-Bedroom Detached Home with Open-Plan Living, Attached Double Garage & Countryside Views

This impressive four-bedroom detached home offers a superb blend of spacious family living, privacy, and countryside charm. Entering through a bright and airy hallway, you'll find a generous living room to the left featuring a stylish bay window that floods the space with natural light. To the right is a versatile home office—ideal for remote working or study. Straight ahead lies the heart of the home: a stunning open-plan kitchen with an island and high-quality integrated appliances, perfect for everyday living and entertaining.

Connected to the kitchen is a useful utility room, a conservatory that invites the outdoors in, and a spacious snug—comparable in size to the kitchen itself—offering a cosy yet flexible additional living area. The ground floor also benefits from a convenient WC and direct access to the attached double garage, enhancing both practicality and storage.

Upstairs, the property boasts four well-appointed bedrooms. The principal bedroom features fitted wardrobes and a stylish en-suite bathroom, while another bedroom also includes fitted wardrobes for added convenience. A modern family bathroom serves the remaining bedrooms, offering comfort and space for the whole household.

Outside, the rear garden enjoys a generous plot with far-reaching views over the surrounding countryside. Mature conifers provide excellent privacy, creating a tranquil setting to relax or entertain. To the front, the home offers a gated driveway with ample off-road parking, further complementing this desirable and well-located family property.





- Guide Price £575,000 to £595,000
- Large Four Bedroom Detached Family Home
- Substantial Open-Plan Kitchen
- Extensive Snug Room with Patio Doors To The Large Garden
- Fitted Wardrobes & En-suite to Principle Bedroom
- Conservatory & Office
- Large Garden with Far Reaching Views over fields and Countryside
- Attached Double Garage
- EPC Rating - C
- Council Tax Band - E









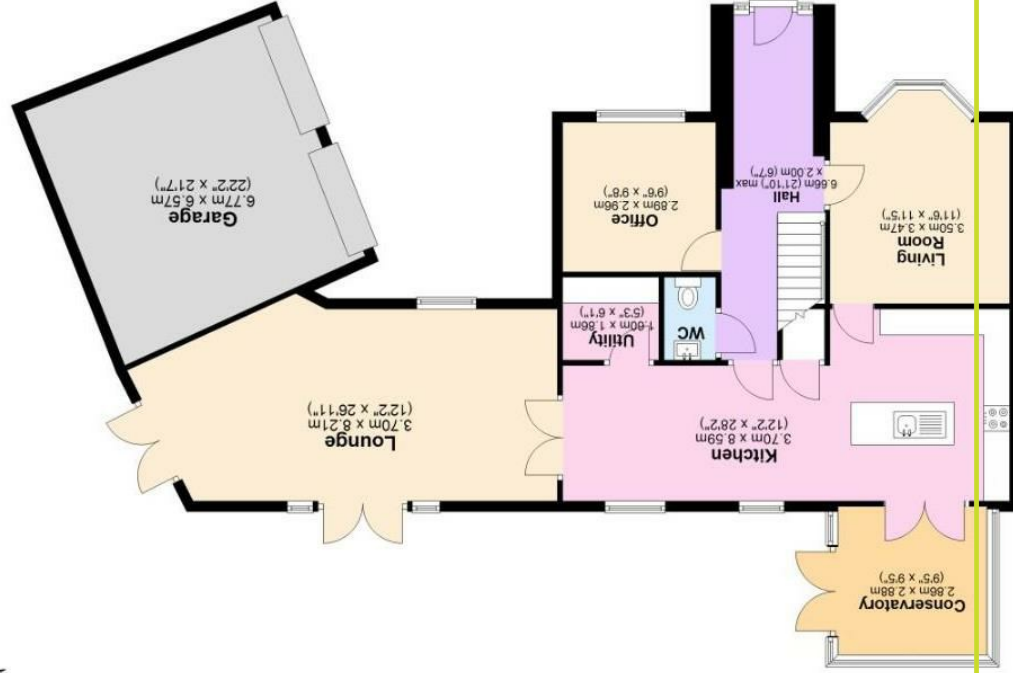


3 Warwick Close in Bagworth enjoys a peaceful village setting with access to local essentials, including a convenience store, community centre, and nearby primary schools. For more extensive amenities, Coalville is just a short drive away, offering supermarkets, secondary schools, and leisure facilities. Nature lovers will also benefit from easy access to Bagworth Heath Woods and Thornton Reservoir, ideal for walking and outdoor activities.

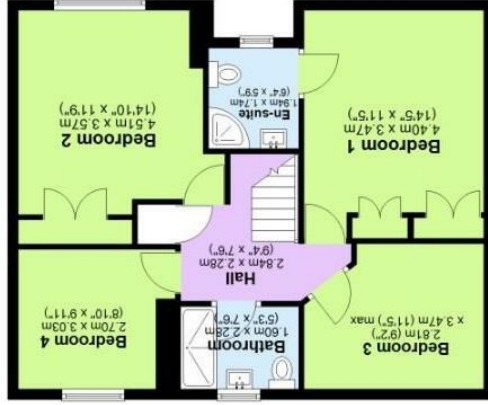


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Total area: approx. 193.5 sq. metres (2082.7 sq. feet)



Ground Floor
Approx. 130.5 sq. metres (1405.0 sq. feet)



First Floor
Approx. 63.0 sq. metres (677.7 sq. feet)

England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs		Potential	Current
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			83
Not energy efficient - higher running costs			
Energy Efficiency Rating			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions		Potential	Current
(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			
Environmental Impact (CO ₂) Rating			