



367 Station Road

Bagworth | LE67 1BL | Guide Price of £290,000 - £300,000

ROYSTON
& LUND

- *No Upward Chain*
- Three Versatile Floors with Views of Countryside
- Integrated Appliances in Kitchen with Utility
- Spacious Garden with Large Powered Summerhouse
- EPC Rating - C / Council Tax Band - C
- Three Bedroom Semi-Detached
- Generously Size Living Room
- Conservatory
- Plenty of Off-Road Parking / Detached Garage
- Freehold





This three-bedroom semi-detached home is arranged over three well-designed floors, offering generous space throughout with open views of the countryside.

From the entrance hall, you step into a spacious living room that can also pose as a dining room.

Beyond this, the kitchen offers a versatile and ample layout, fitted with integrated appliances including a fridge-freezer, dishwasher, and a four-ring gas hob with oven. A practical utility area and WC add further convenience.

To the rear, a bright conservatory overlooks the spacious west-facing garden, featuring a blend of slabbed patio areas and lawn. At the far end of the boundary sits a superb summerhouse, complete with power, and enjoying peaceful rural views, ideal as a workspace, hobby room, or relaxation retreat.

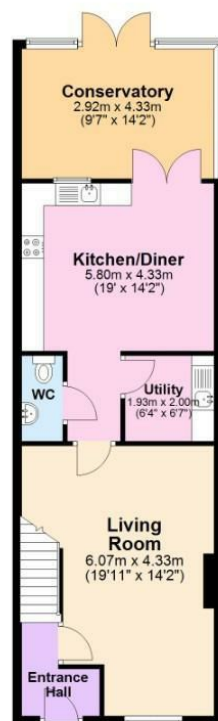
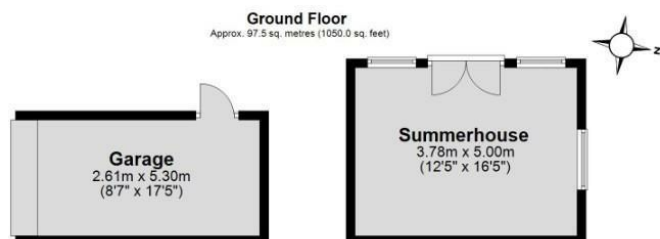
On the first floor, you will find two double bedrooms that are well-proportioned, accompanied by a centrally positioned bathroom. The second floor hosts the final double bedroom, which benefits from its own en-suite shower room. Both the first and second floors enjoy long-reaching views across the surrounding countryside.

To the front of the property, the driveway offers ample space for multiple vehicles. Side access runs along a shared drive leading to additional parking positioned in front of a single powered garage.

This property is well positioned for outdoor recreation, Bagworth Heath Woods is a major local attraction, offering woodland walks, cycle routes, a fishing lake, and open countryside. Several parks, play areas, and sports fields are also available within the village.

Nearby primary-school options include Thornton Primary School, Ellistown Community Primary School, Dove Bank Primary School.

Please note - planning permission has been granted to adjacent land to the rear and to the side



Total area: approx. 166.4 sq. metres (1790.6 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	78	
(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 (CO₂) 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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