



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.

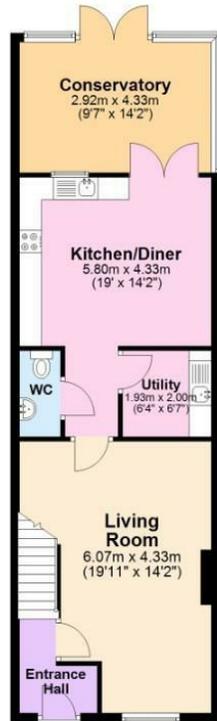
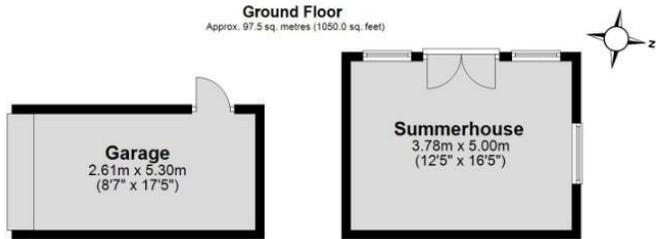
To the front of the property, the driveway offers ample space for multiple vehicles. Side access runs along a shared drive leading to additional parking positioned in front of a single powered garage.

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

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.

ROYSTON & LUND