



HOPKINS & DAINTY

ESTATE AGENTS



Grange Road, Coalville, LE67 2BT

£334,995

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer THE LYDFORD. A BRAND NEW DAVIDSONS HOME on the on the highly desirable GRANGE VIEW development at LOWER BARDON in Hugglescote. THE LYDFORD is a 3 bedroom linked-detached house with a side Driveway and GARAGE.

WITH FLOORING, LANDSCAPED GARDENS, UPGRADED TILES AND APPLIANCES

Comprising: entrance hall, spacious lounge, impressive rear kitchen/diner with French doors to the garden, a utility room and Guest WC. On the first floor there is a master bedroom with an En-suite shower room & fitted wardrobes. Two further bedrooms and a family bathroom fitted with a three piece suite.. To the rear, there is a delightful landscaped garden, which is laid to lawn with a paved patio area and planted borders.

Please be aware that the photos shown maybe from another version of this house, on the same development and not the actual plot for sale.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall

Lounge 13'9" x 12'9" (4.20 x 3.90)



Master Bedroom 13'5" x 9'10" (4.09 x 3.01)



Kitchen/Diner 16'4" x 11'5" (4.99 x 3.48)



En-Suite



Utility Room



Bedroom 2 11'11" x 8'3" (3.64 x 2.53)



Bedroom 3 10'0" x 8'3" (3.07 x 2.53)



Guest WC



Bathroom 8'5" x 6'8" (2.58 x 2.05)



First Floor Landing

Side Driveway Parking



to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

GARAGE

Rear Garden



Davidsons Homes

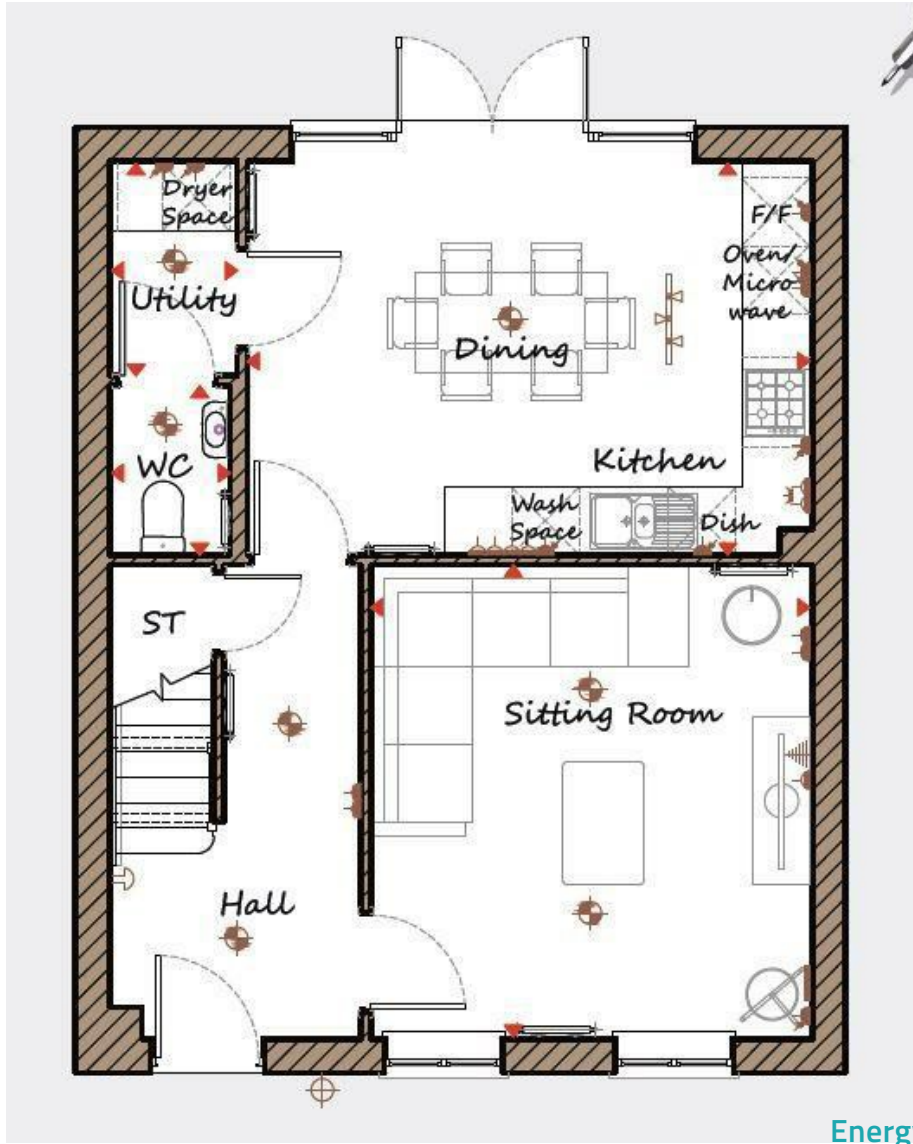
Please note images and descriptions are for representative purposes only. Davidsons Homes reserve the right to make amendments. For further information please contact the Sales Manager.

Reservation fees apply.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable

Floor Plan



Area Map



Energy Efficiency Graph

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

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.