



HOPKINS & DAINTY

ESTATE AGENTS



Battleflat Drive, Coalville, LE67 1FJ

£319,950

OPEN 7 DAYS A WEEK-HOPKINS & DAINTY OF TICKNALL are pleased to offer this beautifully presented and spacious, three bedroom family home. Set on this popular residential estate, the property has been lovingly maintained by the current owners and benefits from an extension to the lounge with French doors opening onto the South facing rear garden and a feature fireplace housing a multi fuel stove. The accommodation is accessed via an entrance hallway with a guest WC and internal access to the garage. The lounge/dining room is a large 32' room with the extension at the rear. There is an impressive kitchen with a range of fitted units and integrated appliances. On the first floor, the gallery style landing provides access to three good sized bedrooms, the master bedroom having built in wardrobes and an En-suite shower room and the main family bathroom which has a three piece suite including an over bath shower.

Externally, there is front driveway parking and a delightful South facing enclosed rear patio and lawn garden with a decked seating area. The property also has gas central heating and double glazing and is well worth viewing.

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 Hallway



Accessed via a composite double glazed entrance door with a radiator, stairs rising to the first floor and attractive wooden doors leading off.

Kitchen 11'10" x 9'4" (3.61 x 2.85)



Fitted range of base and wall units with a gloss finish, under unit lighting. Solid Oak worktops with an inset one and a quarter sink and drainer with a mixer tap. There is a built in electric oven, induction hob, hood and dishwasher; along with space for a fridge/freezer. Radiator, ceiling spotlights, a double glazed door and window opening to the rear garden and open access to:-

Lounge/Dining Room 32'8" x 11'1">8'2" (9.98 x 3.38>2.51)



A fantastic family sitting room with a rear extension with Velux roof lights and French doors opening onto the garden. The focal point of this lovely room has to be the beautiful fireplace which houses a multi fuel stove. There are also three radiators, a leaded light double glazed front window and spotlights to the ceiling.

Guest WC



Two piece suite comprising WC and wash hand basin. With tiled splashbacks, a radiator and double glazed side window.

Garage 16'6" x 8'11">8'2" (5.05 x 2.73>2.50)

With door access from the entrance hall. Having electric light and power, storage cupboards and worktops, space and plumbing for a washing machine and tumble dryer. Wall mounted gas boiler and electric front roller door.

First Floor Landing



With a decorative balustrade, built in airing cupboard housing the hot water cylinder, radiator, double glazed side window and doors leading off.

Access to the loft space which is part boarded with lighting and accessed via a pull down ladder.

Master Bedroom 11'3" x 11'1" (includes wardrobes) (3.43 x 3.38 (includes wardrobes))



With fitted floor to ceiling wardrobes, a radiator, double glazed rear window and door to:

En-Suite Shower Room 7'6" x 4'8" > 3'10" (2.30 x 1.44 > 1.18)



With a walk in shower enclosure, vanity wash hand basin with a cupboard under and WC. Tiled flooring, radiator, ceiling spotlights, extractor vent and a double glazed side window.

Bedroom 2 11'3" x 9'3" (3.43 x 2.84)



Second double bedroom with a radiator and double glazed rear window.

Bedroom 3 13'3" x 7'1" > 5'7" (4.06 x 2.18 > 1.72)



Third bedroom with a radiator and two leaded light double glazed front windows.

Family Bathroom 6'9" x 5'6" (2.08 x 1.69)



Three piece suite comprising bath with a rain shower over, wash hand basin and WC. Decorative tiled splashbacks and flooring, ceiling spotlights, an extractor vent and a leaded light double glazed front window.

Front Garden/Driveway

To the front of the property there is driveway parking for two cars and a lawn garden. A path leads to the entrance door which has outside lighting and a storm canopy and a gated side path leads to the rear garden.

Rear Garden



Delightful South facing, split level garden with a patio seating area with outside tap and lighting. Steps lead up to a further decked seating area with two storage sheds and a lawn garden with borders and fencing to the boundary.

Important Information

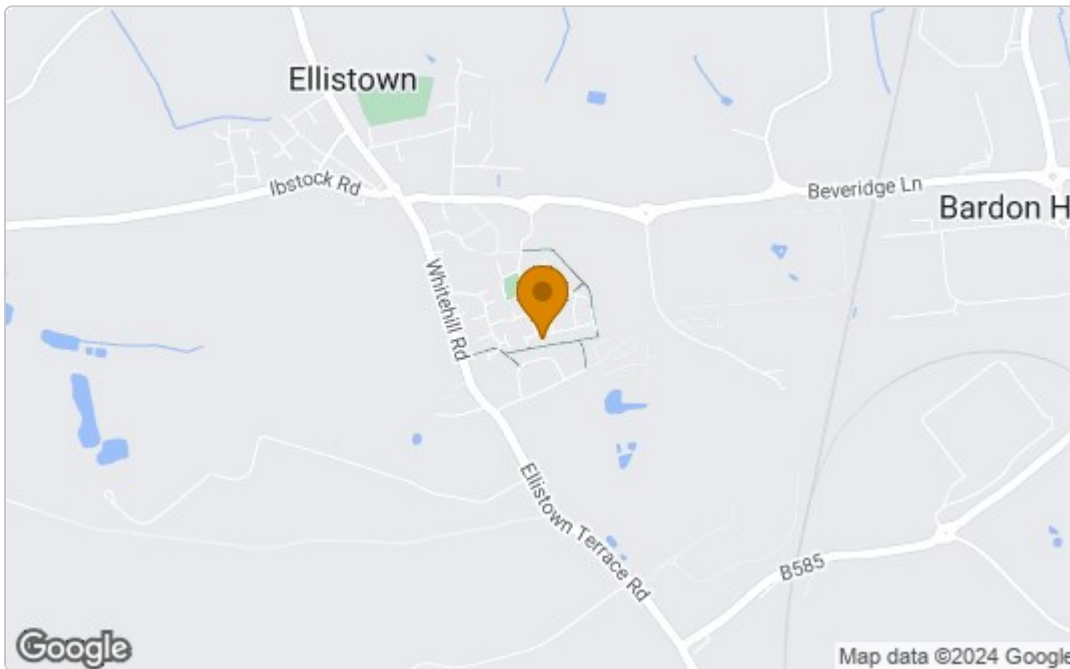
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Floor Plan

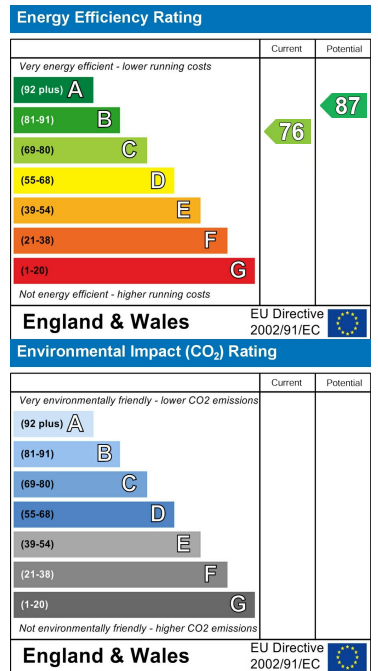


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Area Map



Energy Efficiency Graph



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