



HOPKINS & DAINTY

ESTATE AGENTS



Fern Close, Coalville, LE67 4AA

£365,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are delighted to offer for sale a house that is IMMACULATELY PRESENTED throughout, incredibly spacious and well proportioned and is simply ready for you to just move straight into! The property is tucked away at the end of a cul de sac and benefits from gas central heating and double glazing and has been upgraded by the owners to include Amtico flooring to the majority of the ground floor and a landscaped rear garden.

In brief the ground floor accommodation has to offer: Entrance hall, downstairs cloakroom, study/playroom, large lounge with a bay window, the most stunning open plan kitchen/dining room with a range of integrated appliances and French doors leading out onto the rear garden and a utility room. To the first floor there are FOUR DOUBLE BEDROOMS, bedroom one having generous built in wardrobes and en-suite shower room. There is also a bathroom with a four piece suite to service bedrooms, 2, 3 and 4. Outside the property has a side driveway providing off road parking and access to the garage plus there is extra parking in front of the property. The rear garden is enclosed and low maintenance in design. A lovely position for this beautiful home, a viewing at your earliest convenience is highly recommended.

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

Entrance Hallway



Accessed via a double glazed entrance door, with Amtico flooring, a radiator, stairs to the first floor and doors leading off.

Kitchen/Dining Room 20'1" x 11'3" (+bay) (6.13 x 3.44 (+bay))



Stunning kitchen/diner making a focal point of this lovely home with French doors leading out onto the rear garden. Fitted with a range of matching wall and base units with work surfaces and an inset one and a quarter sink and drainer. There is a built in double electric oven, 6 ring gas hob, cooker hood, integrated dishwasher and fridge/freezer. Amtico flooring, two radiators, ceiling spotlights and double glazed rear windows. Door to the Utility Room.

Lounge 17'7" x 12'2" (+bay) (5.36 x 3.71 (+bay))



Spacious sitting room with two radiators and a double glazed bay window to the front.

Study 9'5" x 7'8" (2.88 x 2.35)



With Amtico flooring, a double glazed front window and radiator.

Utility Room 8'3" x 5'1" (2.53 x 1.57)



With a storage unit and worktop over with an inset sink and drainer. Plumbing for a washing machine and space

for a tumble dryer. Wall unit housing the gas central heating boiler. Radiator, Amtico flooring, extractor vent and a double glazed door to the rear garden.

Guest WC



Two piece suite with a pedestal wash hand basin and WC. Tiled splashbacks, a radiator, Amtico flooring, double glazed side window and an understairs storage cupboard.

First Floor Landing



With a decorative balustrade, double glazed side window and a built in airing cupboard housing the hot water cylinder. Access to the loft via a pull down ladder. The loft is part boarded with lighting providing storage space.

Master Bedroom 12'10" x 12'2" (3.92 x 3.71)



With two sets of fitted wardrobes, a radiator, double glazed front window and door to:

En-Suite Shower Room 7'1" x 4'6" (2.18 x 1.39)



Three piece suite comprising walk in shower, pedestal wash hand basin and W.C. Amtico flooring, a heated towel rail, ceiling spotlights, an extractor vent and a double glazed side window.

Bedroom 2 12'5" > 9'8" x 10'1" (+wardrobes) (3.80 > 2.97 x 3.09 (+wardrobes))



With fitted wardrobes, a radiator and double glazed rear window.

Bedroom 3 13'4" x 9'5" > 7'4" (4.08 x 2.89 > 2.24)



With two double glazed front windows and a radiator.

Bedroom 4 10'2" x 7'6" (+wardrobes) (3.10 x 2.29 (+wardrobes))



With fitted wardrobes, a radiator and double glazed rear

window.

Family Bathroom 8'8" x 7'6" > 5'6" (2.66 x 2.30 > 1.70)



Four piece suite comprising bath, separate shower, pedestal wash hand basin and W.C. Tiled splashbacks, Amtico flooring, extractor vent and a double glazed rear window.

Frontage/Driveway



The property is located at the end of a cul-de-sac with front and side driveway parking.

Garage 17'0" x 9'0" max. (5.20 x 2.75 max.)

With an up and over door, light and power and roof storage space.

Rear Garden



Enclosed rear garden which is low maintenance in design, with a further area behind the garage.

Service Charge

We understand that properties on this estate are subject to an annual service charge in the region of £180. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

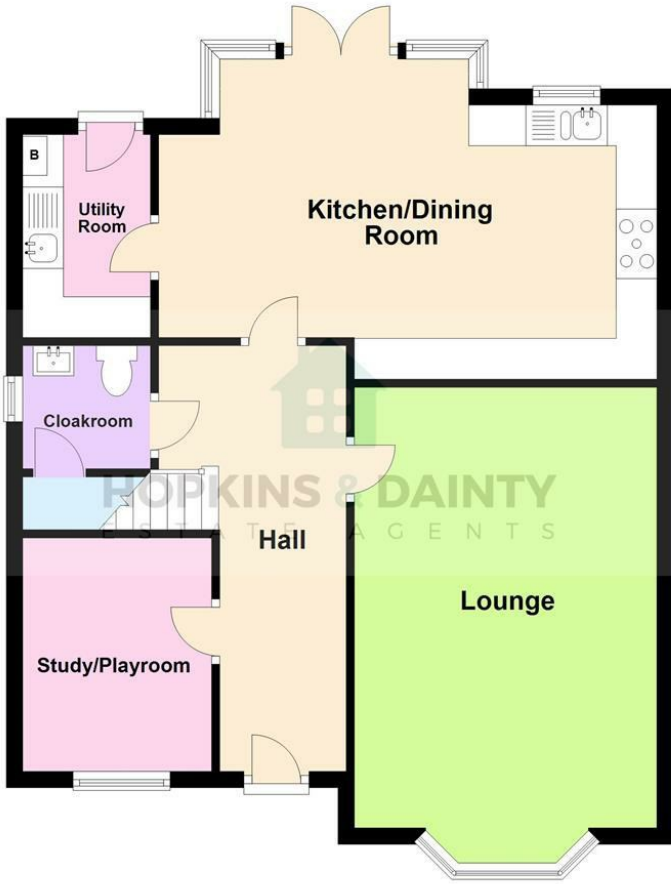
Important Information

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 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.

Floor Plan

Ground Floor

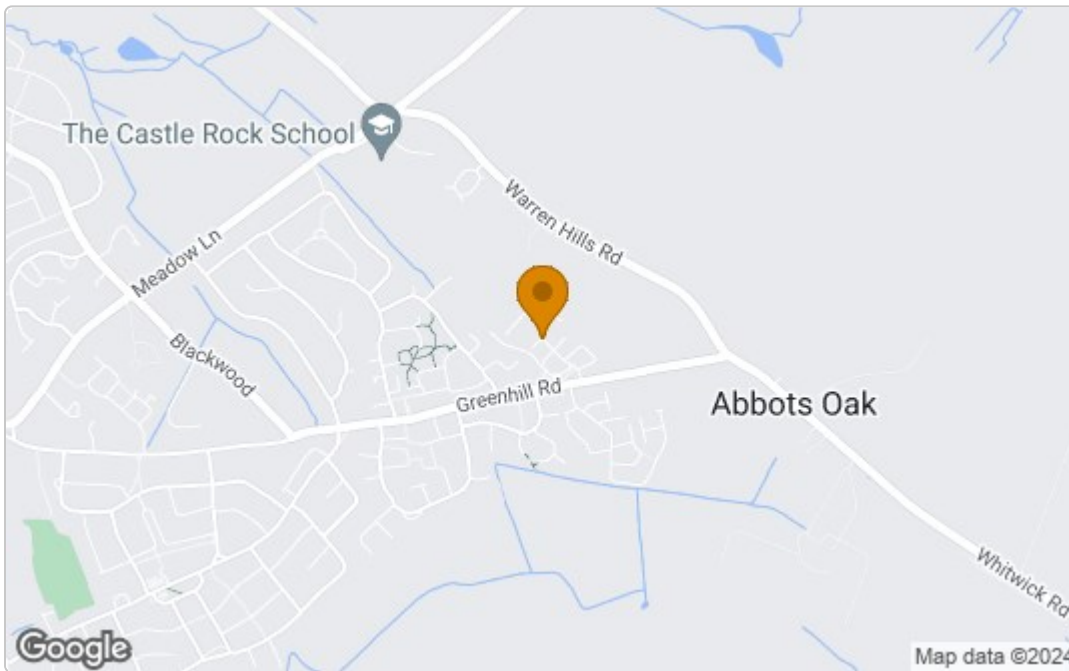


First Floor

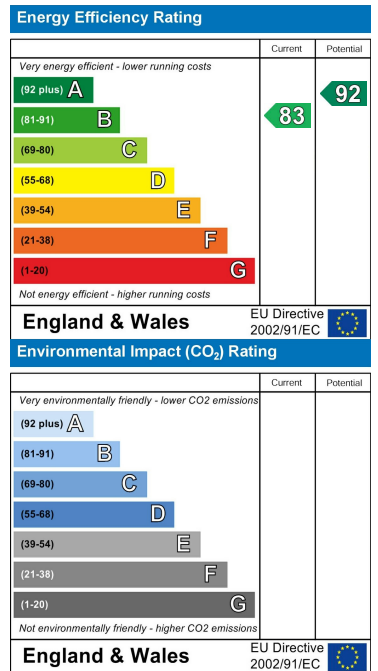


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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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