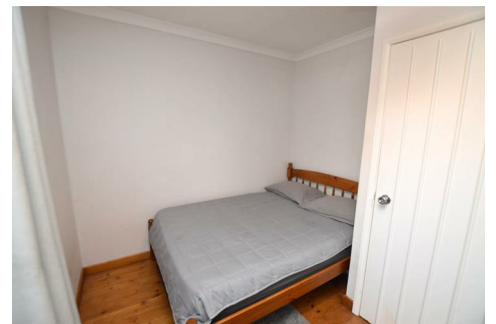




HOPKINS & DAINTY

ESTATE AGENTS



Elmhurst, Egginton, DE65 6HQ

£239,950

****OPEN 7 DAYS**** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this modern and ready to move into property offering TWO DOUBLE BEDROOMS and located within a cul de sac setting in the charming and highly sought after village of Egginton, ideal for the country life and yet within easy access of local communication links, i.e the A38, A50 etc. The accommodation has gas central heating and double glazing and in brief has to offer: Entrance porch, open plan lounge/dining room, a super kitchen which was replaced in 2019, spacious utility room and a downstairs W.C. To the first floor there are two double bedrooms and a bathroom (replaced in 2017) Outside the property has a large printed concrete frontage providing ample off road parking and access to the garage, whilst the rear garden has been designed with low maintenance in mind with large patio and raised planting beds. This property is ideal for a wide range of purchasers with a viewing recommended at your earliest convenience. 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 porch

With window to the front, radiator. door to:

Open plan lounge/dining room 17'0" max x 12'5" max (5.19 max x 3.80 max)



With window to the front, two radiators, stairs leading off to the first floor, understairs storage cupboard, archway to:

Kitchen 12'4" x 6'3" (3.78 x 1.93)



Fitted with a range of high gloss matching wall and base units, Granite working surfaces with matching upstands, inset stainless steel sink unit and drainer, fitted induction hob with extractor hood over, fitted electric oven and microwave, integrated dishwasher, spotlights to the ceiling, window to the rear, door to the rear leading out onto the garden, LVT flooring, door to:

Utility room 10'3" max x 7'11" (3.14 max x 2.42)



With fitted high gloss wall units, working surface with appliance space under for washing machine and tumble dryer, appliance space for fridge/freezer, window to the rear, radiator, LVT flooring, door to garage and door to:

Downstairs W.C

With W.C., heated towel rail, LVT flooring.

The first floor landing

With exposed wooden varnished floorboards, access to the loft, door to:

Bedroom One 12'5" max x 8'9" max (3.80 max x 2.68 max)



With overstairs storage cupboard, window to the front, radiator, exposed wooden varnished floorboards.

Bedroom Two 9'10" max x 12'5" max (3.0 max x 3.8 max)



With exposed wooden varnished floorboards, radiator, window to the rear.

Bathroom



Fitted with a white three piece suite comprising: panelled bath with shower over, W.C., pedestal wash hand basin, fully tiled walls, tiled flooring, window to the side, heated towel rail, spotlights to ceiling.

Outside



The property has a large printed concrete frontage which provides very generous off road parking and access to the garage. The rear garden is timber fenced enclosed with patio and raised beds, outside light and water tap.

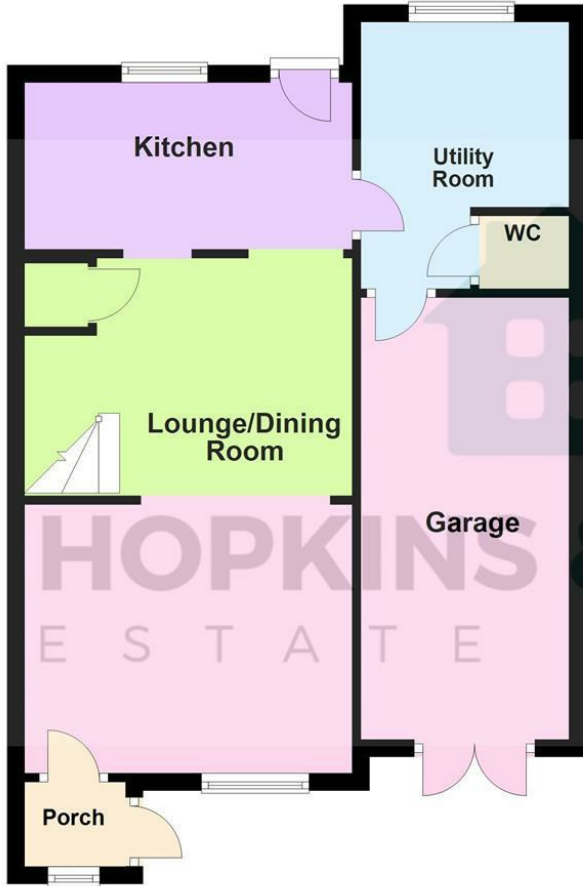
Important Information

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

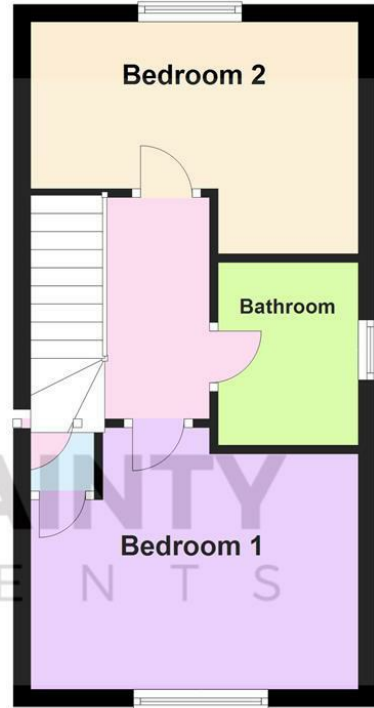
Ground Floor

Approx. 51.3 sq. metres (552.2 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



Total area: approx. 80.7 sq. metres (868.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(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 (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			
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.