



HOPKINS & DAINTY

ESTATE AGENTS



Grange Road, Coalville, LE67 2BT

£234,995

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer THE DUDLEY. A BRAND NEW DAVIDSONS HOME on the on the highly desirable GRANGE VIEW development at LOWER BARDON in Hugglescote. THE DUDLEY is a 2 bedroom end town house with a rear garden and driveway. An ideal first time buy or investment property this house comprises: entrance hall, lounge, inner hall and Guest WC and a fantastic rear kitchen/diner with French doors opening onto the rear garden. On the first floor there are 2 double bedrooms and a family bathroom. Side driveway parking and a landscaped rear garden.

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 14'10" x 10'4" (4.53 x 3.16)



Inner Hall

Kitchen/Diner 13'7" x 11'0" (4.16 x 3.37)



Guest WC



First Floor Landing



Master Bedroom 13'7" x 11'7" (4.16 x 3.55)



Bedroom 2 13'7" x 9'0" (4.16 x 2.76)



Bathroom 6'10" x 6'6" (2.10 x 2.00)



Side Driveway

Rear Garden

DAVIDSONS HOMES

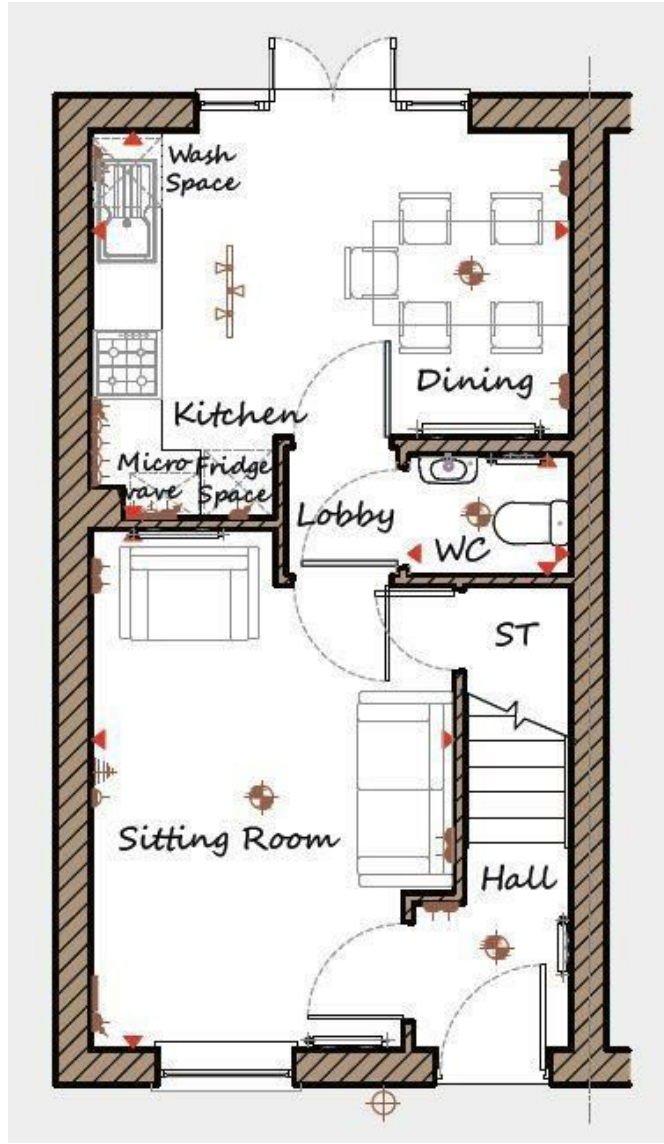
Please note images and descriptions are for representative purposes only. Davidsons Homes reserve the right to make amendments. For further information please contact the Sales Manager. Reservation fees apply.

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 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



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			
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.