



HOPKINS & DAINTY

ESTATE AGENTS



Blackham Road, Coalville, LE67 2DZ

£350,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented and well maintained, four bedroom detached family home with NO UPWARD CHAIN. Built c. 2017 and set on a modern residential estate with a pleasant front outlook over green space and the estate beyond. Ideal for a growing family with stunning gardens, driveway parking and a side garage.

The accommodation comprises: An entrance hallway, bay fronted lounge, separate home study, a full width open plan kitchen and dining room, double glazed conservatory overlooking the impressive rear garden and a utility/Guest WC. On the first floor, there are four double bedroom; the master having an En-suite shower room, along with a separate family bathroom. The property has gas central heating, double glazing and solar panels.

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 double glazed entrance door. With laminate flooring, a radiator and stairs rising to the first floor with a storage cupboard under. Doors leading off.

Kitchen/Diner



Fantastic kitchen/dining room spanning the full width of the property. Offering a perfect space for families and entertaining.

Kitchen Area 13'5" x 10'6" (4.10 x 3.21)



The kitchen area is fitted with a contemporary range of gloss fronted base and wall units. With work surface areas and an inset one and a quarter sink and drainer with a mixer tap and decorative tiled splashbacks. There is a built in double electric oven, gas hob and hood; along with an integrated dishwasher, fridge and freezer. Boiler cupboard housing the wall mounted gas boiler, laminate flooring and a double glazed rear window.

Dining Area 12'11" x 9'4" (3.94 x 2.85)



With two radiators, laminate flooring and double glazed French opening to:

Conservatory 9'1" x 7'10" (2.79 x 2.40)



Double glazed rear conservatory with French doors opening onto the rear garden.

Lounge 15'5" x 12'7" (4.71 x 3.84)



Bay fronted lounge with a double glazed front window and two radiators.

Study 8'5" x 6'10" (2.59 x 2.09)



Useful home study, with laminate flooring, a radiator and double glazed front window.

Utility/Guest WC 6'10" x 5'4" (2.09 x 1.63)



Fitted range of base and wall units with a worktop and an inset sink and drainer, with a mixer tap. Guest WC, a radiator, extractor vent and an integrated washing machine.

First Floor Landing



With access to the loft space; a radiator, built in airing cupboard with the hot water cylinder and doors leading off.

Master Bedroom 12'8" > 10'4" x 12'4" (3.87 > 3.16 x 3.77)



Front double bedroom with a radiator, double glazed window and door to:

En-Suite Shower Room 6'5" x 5'5" (1.97 x 1.67)



Three piece suite comprising shower, wash hand basin and WC. With a radiator, extractor vent and a double glazed front window.

Bedroom 2 13'10" x 10'1" > 9'1" (4.23 x 3.09 > 2.79)



Second double bedroom with a radiator and double glazed

front window.

Bedroom 3 11'3" x 9'11" overall (3.43 x 3.03 overall)



L-shaped third double bedroom. With a radiator and double glazed rear window.

Bedroom 4 12'8" x 9'0" (overall) (3.88 x 2.75 (overall))



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

Family Bathroom 6'9" x 6'2" (2.06 x 1.90)



Three piece suite comprising bath with a shower over and fitted screen; wash hand basin and WC. Radiator, extractor vent and a double glazed rear window.

Front Garden/Driveway



Attractive front lawn garden with hedge borders and a path leading to the entrance door. Side driveway parking leading to the garage.

Garage 19'8" x 10'2" max. (6.00 x 3.10 max.)

With an up and over door, electric light and power connected. Roof storage space and a double glazed door opening onto the rear garden.

Rear Garden



A particular feature of this lovely home has to be the beautifully landscaped rear garden. Comprising initially of a patio seating area with a hedge border. There is a shaped lawn garden with a central path and mature planted borders with fencing to the boundary.

Solar Panels

We are informed that the solar panels belong to the house and are not part of a lease agreement. We always recommend buyers to get their legal adviser to verify these details prior to exchange of contracts.

Service Charge

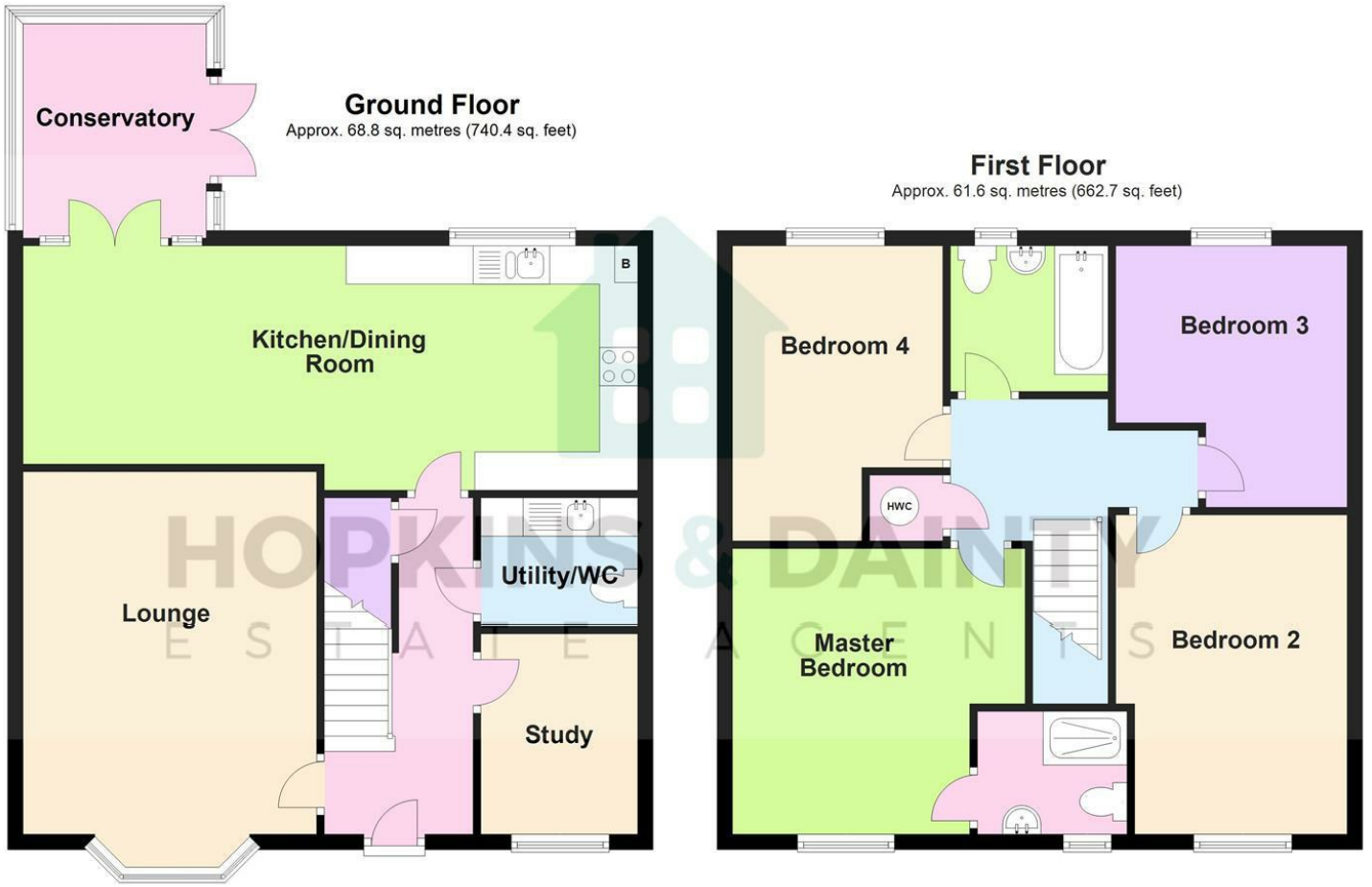
We understand that this property is subject to an annual service charge in the region of £270.00. We always recommend buyers to get their legal adviser to verify these details prior to exchange of contracts.

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



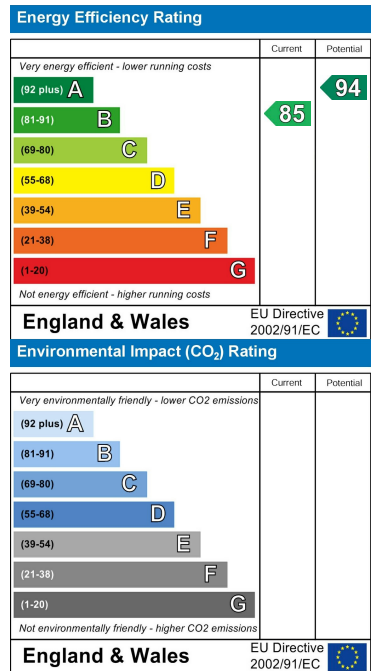
Total area: approx. 130.4 sq. metres (1403.2 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.