



# HOPKINS & DAINTY

ESTATE AGENTS



## The Green, Coalville, LE67 2GE

**£399,950**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL welcome you to this charming detached house located in the picturesque village of Donington Le Heath. Accessed via a lovely reception hallway, the property boasts two large reception rooms and a generous kitchen; perfect for entertaining guests or simply relaxing with your loved ones. The ground floor is completed with a guest WC and further hallway access through to the attached side garage. On the first floor there are three double bedrooms, a useful dressing room and two bathrooms; ensuring convenience and privacy for all residents.

The property also has gas central heating and double glazing and it should be noted that the carpets, curtains and garden shed are included in the sale. There is driveway parking in front of the garage and to the rear is a stunning lawned garden with established shrubs and trees; a children's play area and access to the brook at the rear, known locally as the River Sense.

Nestled in the serene surroundings of The Green, this property offers a peaceful retreat from the hustle and bustle of everyday life. Whether you're enjoying a cup of tea in the garden or taking a leisurely stroll through the neighbourhood, this house provides the perfect setting for a tranquil lifestyle.

Don't miss out on the opportunity to make this delightful house your new home. Contact us today by e-mail or phone to arrange a viewing and experience the charm of this lovely property for yourself. We are open 7 days a week.

**Reception Hallway 12'6" x 10'11" (includes stairs) (3.82 x 3.33 (includes stairs))**



Accessed via a leaded light double glazed wooden entrance door. With stairs rising to the first floor and a storage cupboard under. There is a feature fireplace, display shelving and a storage cupboard, along with tiled flooring, a radiator, beamed ceiling and a leaded light double glazed front window.

**Lounge 22'2" x 12'2" (6.76 x 3.72)**



Impressive main sitting room, the focal point being a beautiful inglenook fireplace housing a log burning stove. Two radiators, a beamed ceiling, leaded light double glazed front window and French doors with side panels opening to:

**Dining Room 19'11" x 9'3" (6.08 x 2.82)**



Large rear dining room with double glazed windows and French doors opening onto the rear garden. Laminate flooring, two radiators and two double glazed roof lights providing additional natural lighting. Opening to:

**Kitchen 11'2" x 9'2" (3.42 x 2.80)**



Fitted with a beautiful range of wooden base and wall units, with glazed display cabinets, display shelving and under unit lighting. Worktops with an inset Belfast style sink and tiled splashbacks. Space for freestanding range style cooker (which is not included in the sale), along with an integrated dishwasher and fridge. Tiled flooring, a radiator and ceiling spotlights. Access to an under stairs storage cupboard and door to:

**Inner Hall**

With tiled flooring, cloaks storage space and doors leading off.

### Guest WC



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

### Garage 18'4" x 9'4" max. (5.60 x 2.85 max.)

With double opening front doors, electric light and power connected, a wall mounted gas boiler, plumbing for a washing machine and a single glazed rear window.

### First Floor Landing

Passage landing with doors to all bedrooms and a leaded light double glazed side window. Access to the loft space which is boarded providing useful storage space and accessed via a pull down ladder.

### Master Bedroom 11'7" x 10'3" (+door recess/cupboard) (3.55 x 3.14 (+door recess/cupboard))



Generous master bedroom with a built in wardrobe, radiator and leaded light double glazed window overlooking the rear garden. Opening to:

### En-Suite Shower Room 7'5" x 5'11" max. (2.27 x 1.81 max.)



Fitted with a three piece suite comprising shower, wash hand basin and WC. With tiled flooring and splashbacks, a heated towel rail, ceiling spotlights and an extractor vent.

### Bedroom 2 12'4" x 10'9" (3.78 x 3.28)



Second double bedroom with a radiator and leaded light double glazed front window.

**Bedroom 3 12'5" x 10'10">7'9" (includes wardrobes) (3.79 x 3.31>2.37 (includes wardrobes))**



Third double bedroom with fitted wardrobes and cupboards over. A radiator and leaded light double glazed front window.

**Dressing Room 11'2" x 4'3" (3.42 x 1.32)**

With a leaded light double glazed rear window.

**Bathroom 7'8" x 7'8" (2.36 x 2.34)**



Four piece suite comprising bath, separate shower, wash hand basin and WC. With tiled splashbacks, a radiator, ceiling spotlights, extractor vent and a leaded light double glazed rear window.

**Front Driveway**



Block paved driveway providing off road parking and access to the entrance door with an outside lighting and a storm canopy. To the left of the property there is a gated side access path leading to the rear garden.

**Rear Garden**



A particular feature of this beautiful home has to be the stunning rear garden. Comprising an elevated patio leading down to a pebbled and decked seating area with a brick storage shed and raised planted beds. The extensive lawn garden has mature trees and shrubs and at the rear there is a child's play area with a summer house and further storage shed. There is also access through to the River Sense at the rear.

**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

Approx. 90.6 sq. metres (974.8 sq. feet)



## First Floor

Approx. 63.1 sq. metres (679.2 sq. feet)



Total area: approx. 153.7 sq. metres (1654.0 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			
(81-91) B			
(69-80) C			74
(55-68) D		54	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.