



HOPKINS & DAINTY

ESTATE AGENTS



Grange View, Coalville, LE67 2NZ

£382,995

****PART EXCHANGE CONSIDERED**** OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer THE BICTON. A BRAND NEW DAVIDSONS HOME on the highly desirable GRANGE VIEW development at LOWER BARDON in Hugglescote.

THE BICTON is a 4 bedroom detached family home with a detached garage. Comprising of entrance hall, lounge, kitchen/diner, separate utility room and WC to the ground floor. Dependent on the stage of build you can choose your stunning fitted kitchen from our wide range. To the first floor there are 4 bedrooms, en-suite to the master bedroom and a family bathroom. The rear garden is laid to lawn with paved patio.

PLEASE NOTE that the images shown may not be of the actual plot for sale, but from a similar style house on the same development.

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



Kitchen/Diner 15'10 x 21'1 (4.83m x 6.43m)



Guest WC



Utility 7'3 x 4'6 (2.21m x 1.37m)



Lounge 12'8 x 21'1 (3.86m x 6.43m)



First Floor Landing



Master Bedroom 11'7 x 11'10 (3.53m x 3.61m)



Bedroom 3 11'7 x 9'0 (3.53m x 2.74m)



En-Suite 7'3 x 4'8 (2.21m x 1.42m)



Bedroom 4 10'2 x 11'1 (3.10m x 3.38m)



Bedroom 2 11'6 x 11'8 (3.51m x 3.56m)



Bathroom 9'7 x 6'0 (2.92m x 1.83m)



Detached Garage



Rear Garden



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

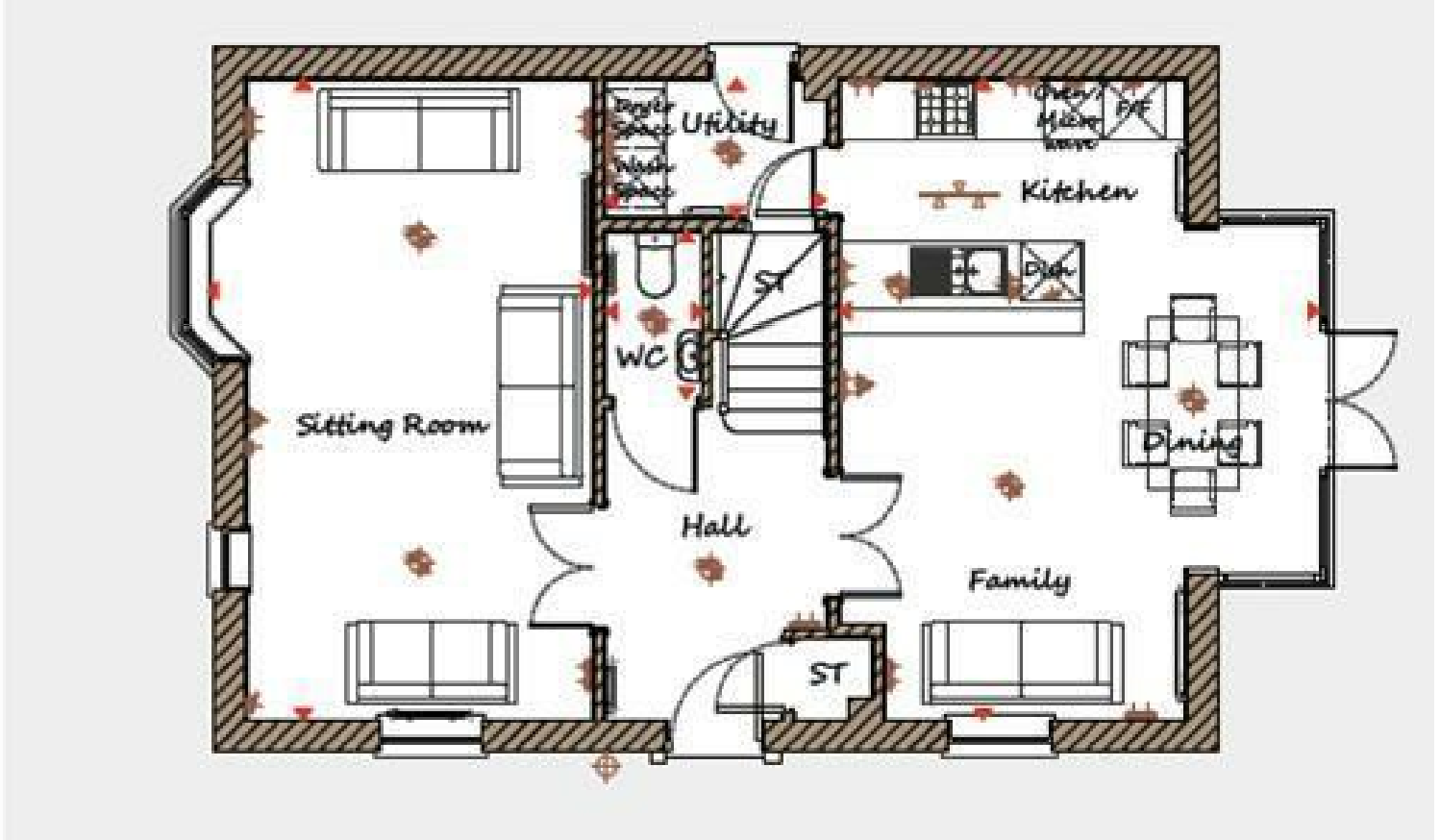
only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

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.

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		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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.