



HOPKINS & DAINTY

ESTATE AGENTS



Stimpson Road, Coalville, LE67 4EN

£290,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY are pleased to offer this spacious four bedroom detached home with NO UPWARD CHAIN. Set towards the end of this residential cul-de-sac, convenient for access to the A511 and Coalville Town centre.

The accommodation comprises: entrance hall, open plan lounge and dining room with French doors opening onto the rear garden. A fitted kitchen, utility room and guest WC. On the first floor the landing provides access to all four bedrooms, the master having an En-suite shower room and the main family bathroom has a three piece suite.

The property has gas central heating off a combination boiler and double glazing. A double width front driveway, integral garage, electric car charging point and an enclosed rear lawn and patio garden.

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



Accessed via a double glazed entrance door. With stairs rising to the first floor, tiled flooring, a radiator and door to:

Dining Room 9'1" x 8'0" (2.78 x 2.44)



With laminate flooring, a radiator and double glazed French doors opening to the rear garden.

Lounge 13'5" x 13'4">12'0" (4.09 x 4.07>3.67)



Spacious sitting room with a feature fireplace and coal effect gas fire. Laminate flooring, a radiator, under stairs storage cupboard and a double glazed front window. Opening to:

Kitchen 11'9" x 9'1" (3.59 x 2.78)



Fitted range of base and wall units with worktops and an inset one and a quarter sink and drainer. There is a built in electric oven, five ring gas hob and hood; along with space for a dishwasher and fridge/freezer. Decorative tiled splashbacks, tiled flooring, a radiator and double glazed rear window. Door to:

Utility Room 5'2" x 5'1" (1.58 x 1.56)



With a fitted worktop, space for a tumble dryer and washing machine. Tiled flooring, storage cupboards, extractor vent and a double glazed rear access door. Door to:

Guest WC 5'2" x 3'8" (1.58 x 1.12)



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

First Floor Landing



Access to the loft space via a pull down ladder and doors leading off.

Master Bedroom 13'5">10'5" x 11'5" (4.09>3.18 x 3.48)



Generous master bedroom with a radiator, double glazed front window and a built in over stairs storage cupboard. Door to:

En-Suite Shower Room 5'9" x 5'2" (1.76 x 1.60)



Three piece suite comprising shower, wash hand basin

and WC. Tiled splashbacks and flooring, a radiator, ceiling spotlights, extractor vent and a double glazed front window.

Bedroom 2 11'5" x 9'4" (3.48 x 2.86)



Rear double bedroom with a radiator and double glazed window.

Bedroom 3 10'8" x 8'0" (3.27 x 2.44)



Dual aspect bedroom with double glazed front and side windows. Laminate flooring, a radiator and access to the eaves storage space.

Bedroom 4 8'7" x 8'7" max. (2.64 x 2.64 max.)



L-shaped room with a radiator and double glazed rear window.

Bathroom 6'10" x 6'2" (2.09 x 1.89)



Three piece suite comprising bath with a shower attachment, wash hand basin and WC. Tiled flooring and splashbacks, a radiator, ceiling spotlights, an extractor vent and a double glazed rear window.

Front/Driveway

Double width driveway providing off road parking. A lawn garden and access to the entrance door, with a open porch providing shelter from the elements. Gated side access to the rear garden.

Garage 17'6" x 8'2" max (5.35 x 2.49 max)

Up and over door, electric light and power connected and the wall mounted Worcester boiler.

Rear Garden



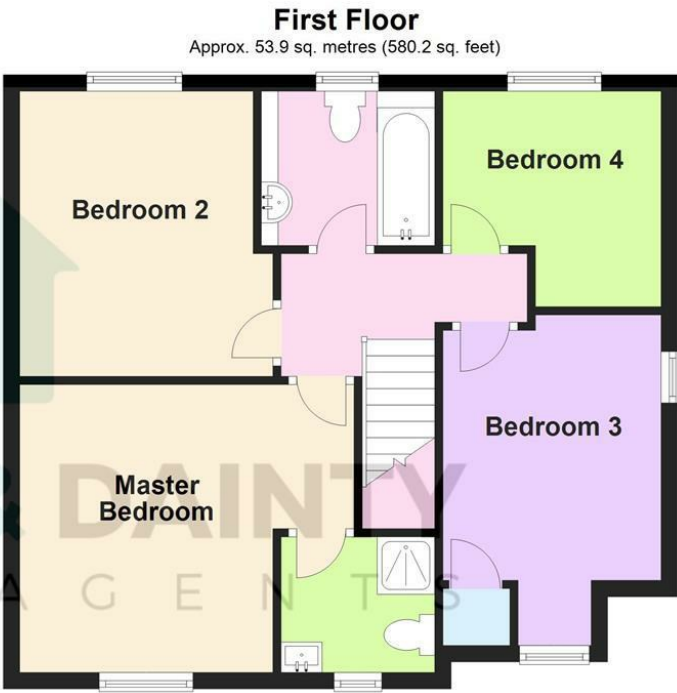
Enclosed rear lawn and patio garden with fencing to the boundary.

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.

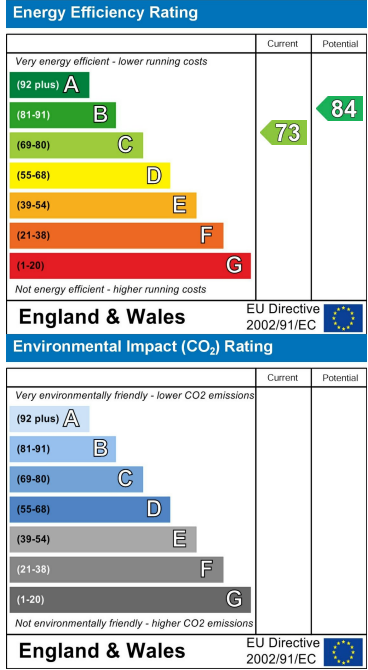


Total area: approx. 111.8 sq. metres (1203.0 sq. feet)
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Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.