



# HOPKINS & DAINTY

ESTATE AGENTS



**Forest Road, Coalville, LE67 3SH**

**£299,950**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this beautifully presented and EXTENDED, three bedroom family home. Set a non-estate location with front parking, a delightful rear garden and spacious living accommodation throughout.

This traditional home has been extended to the rear to provide versatile living accommodation which is ideal for a growing family. Comprising: entrance hallway with a guest WC and utility room. There is a front sitting room with a bay window and to the rear is the extended kitchen/diner, with a stylish range of units and integrated appliances. The rear extension makes for a versatile open plan layout with French doors opening onto the garden and access to a second lounge/sitting room.

On the first floor there are two large bedrooms, a single third bedroom and the impressive bathroom with a three piece suite including an over bath shower.

The property has gas central heating and double glazing; front driveway parking, a side Car Port which leads to a rear Garage and a delightful lawn garden with a decked seating area, summerhouse and storage shed.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.



### Entrance Hall



Accessed via a leaded light double glazed entrance door. With an attractive tiled floor, stairs rising to the first floor with a decorative balustrade, radiator and a double glazed side window. Walk in storage cupboard with a double glazed side window. Wooden doors leading off.

### Sitting Room 11'5" x 10'11" (+bay) (3.49 x 3.34 (+bay))



With a radiator, double glazed front bay window, picture rail and a built in storage cupboard.

### Utility Room 7'4" x 5'11" (2.26 x 1.81)



With a double glazed side access door, fitted worktop, plumbing for a washing machine and space for a tumble dryer. Radiator, extractor vent and the wall mounted gas boiler.

### Kitchen/Diner 18'4" x 13'5" > 10'2" (5.60 x 4.09 > 3.12)



With a fitted with a range of base and wall units with wooden worktops and a breakfast bar. There is a built in double electric oven, gas hob and hood, along with an integrated dishwasher, fridge and freezer. Inset sink and drainer with a mixer tap and decorative tiled splashbacks. A radiator, double glazed rear window and French doors opening onto the garden along with three double glazed roof lights providing natural lighting. Opening to:



### Lounge Area 12'10" x 10'11" (3.92 x 3.33)



Providing a further sitting room, with a radiator and laminate flooring.

### Guest WC



Two piece suite comprising WC and wash hand basin. With tiled splashbacks, an extractor vent, part sloping ceiling and a double glazed front window.

### First Floor Landing



With a radiator, double glaze front and window access to

the loft space via a drop down ladder. The loft is part boarded with lighting, providing a useful storage space. Doors leading off.

### Bedroom 1 12'11" x 11'0" (into wardrobes) (3.95 x 3.36 (into wardrobes))



Generous double bedroom with a radiator, fitted floor to ceiling wardrobes and a double glazed rear window overlooking the garden.

### Bedroom 2 11'4" x 10'11" (3.47 x 3.33)



Second double bedroom with a radiator, picture rail and double glazed front window.



**Bedroom 3 7'4" x 6'9" (+door recess) (2.26 x 2.08 (+door recess))**



Single third bedroom with a radiator and double glazed rear window.

**Bathroom 8'4" x 4'6" (2.55 x 1.39)**



Fitted with a three piece suite, comprising bath with an electric shower over, wash hand basin and WC. Decorative tiled splashbacks, a heated towel rail, coving to the ceiling with spotlights and two double glazed side windows.

**Front Driveway**

To the front of the property there is a driveway providing off road parking, access to the entrance door and side Car Port.

**Car Port 22'3" x 9'6" (6.80 x 2.90)**

Providing a covered parking area.

**Garage 13'9" x 8'2" (4.20 x 2.50)**



Concrete garage with double front doors; an inspection pit, electric power, a side window and access door onto the garden.

**Rear Garden**



Extensive lawn garden with fencing to the boundary. A decked seating area, wooden summerhouse and a further storage shed.

**Summer House 15'8" x 7'8" (4.80 x 2.35)**

With single glazed double doors and windows; electric light and power connected.

**Storage shed 9'10" x 7'8" (3.00 x 2.35)**

With single glazed window, electric light and power connected.

**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



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Plan produced using PlanUp.

Area Map



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Energy Efficiency Graph

