



HOPKINS & DAINTY

ESTATE AGENTS



Balmoral Road, LE12 7EL

£280,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this well appointed three bedroom home. In this popular Village location, standing on a pleasant garden plot and convenient for access to the nearby A6 which connects to Loughborough and Leicester.

The accommodation comprises: entrance hallway, an open plan lounge and dining room with French doors opening onto the rear garden and a contemporary fitted kitchen with a built in oven and hob. On the first floor there are two double bedrooms with fitted wardrobes, a single third bedroom and the bathroom which has a three piece suite including an over bath shower. The property has gas central heating off a combination boiler and double glazing. Front driveway parking, an enclosed rear lawn and patio garden along with a garage.

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 Hallway



Accessed via a double glazed entrance door. With a radiator, stairs rising to the first floor with a storage cupboard under and a built in storage cupboard. Glazed doors leading off.

Lounge Area 16'1" x 10'11" (4.91 x 3.35)



With a double glazed front bay window, feature fireplace housing an electric fire, a radiator and coving to the ceiling. Opening to:

Dining Area 9'1" x 8'8" (2.78 x 2.65)



With a radiator, coving to the ceiling and double glazed French doors opening onto the rear garden.

Kitchen 10'8" x 8'1" (3.26 x 2.47)



Fitted with a contemporary range of base and wall units; with worktops and an inset one and a quarter sink and drainer with a mixer tap. There is a built in electric oven, electric hob and hood; along with space for a fridge/freezer and plumbing for a washing machine. Double glazed side access door and double glazed rear window overlooking the garden.

First Floor Landing

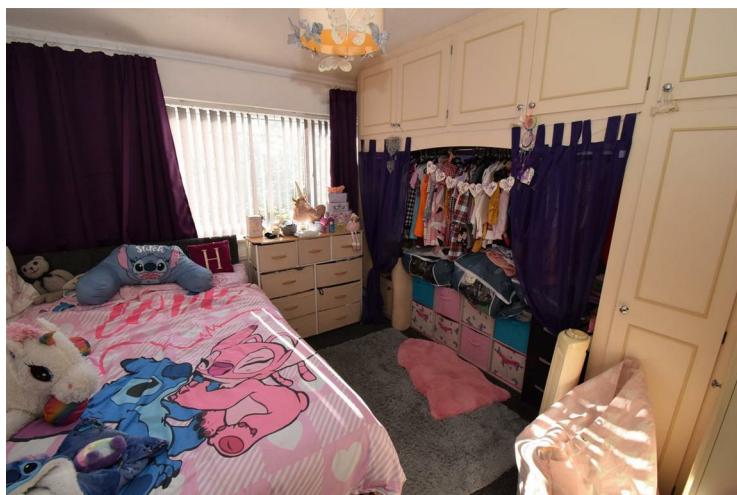
With access to the loft space, a double glazed side window and doors leading off.

Bedroom 1 12'3" x 11'2" (3.74 x 3.42)



Measurements include the wardrobes.
Rear double bedroom with a range of fitted wardrobes and cupboards over, a matching dressing table and drawers. Radiator, wall mounted gas boiler within a cupboard and a double glazed rear window.

Bedroom 2 11'1" x 10'4" (3.40 x 3.15)



Measurements include the wardrobes.
Front double bedroom with a range of fitted wardrobes with cupboards over and drawers. A radiator and double glazed front window.

Bedroom 3 8'0" x 6'8" (2.44 x 2.05)



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

Bathroom 7'5" x 5'11" (2.28 x 1.81)

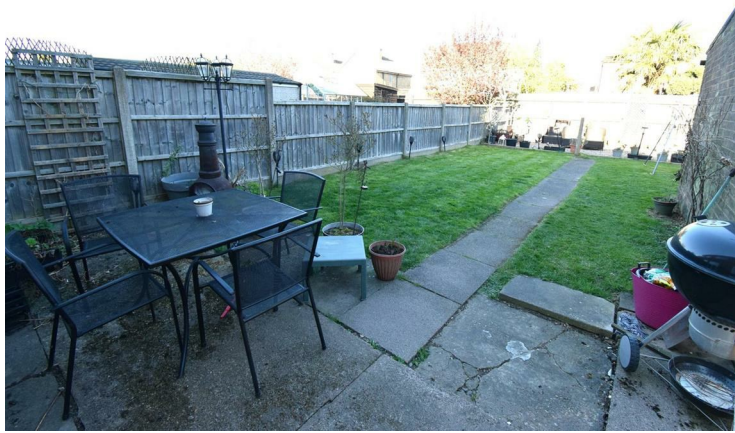


Three piece suite comprising bath with an electric shower over, wash hand basin and WC. Tiled splashbacks, a radiator, extractor vent and a double glazed rear window.

Front/Driveway

At the front of the property there is a driveway providing off road parking and access to the entrance door, with a storm canopy and lighting. Gated side entry to the rear garden and garage.

Rear Garden



Enclosed rear lawn and patio garden with an outside tap, patio seating area and fencing to the boundary.

Garage 15'1" x 8'2" max. (4.60 x 2.50 max.)

With an up and over door, electric light and power connected.

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.

Ground Floor

Approx. 38.8 sq. metres (417.2 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



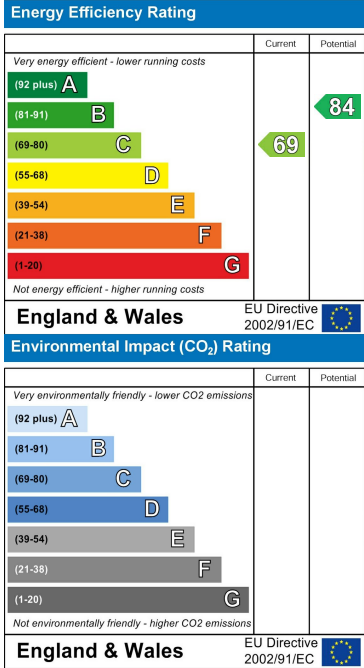
Total area: approx. 76.2 sq. metres (820.5 sq. feet)

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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.